

GREENSVILLE COUNTY PLANNING COMMISSION

AGENDA

Tuesday, January 12, 2021

6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ELECTION OF OFFICERS
 1. Chairman
 2. Vice-Chairman
 3. Secretary
- IV. APPROVAL OF AGENDA
 - A. Approval of Minutes – See Attachment - A.
 1. December 8, 2020
- V. PUBLIC HEARING
 - A. ZTA-2-20 – NR-3, LLC – See Attachment – B.
 - B. SP-9-20 – NR-3, LLC – See Attachment – C.
- VI. REGULAR SESSION
 - A. ZTA-2-20 – NR-3, LLC
 - B. SP-9-20 - NR-3, LLC
- VII. OTHER MATTERS
 - A. Draft of Planning Commission Annual Report 2020
- VIII. ADJOURN

This meeting will be held at Golden Leaf Commons and all State mandated precautions will be followed. Due to the Covid-19 Pandemic, all persons attending this meeting will be required to wear protective face coverings, practice social distancing and follow the Governor's Executive Order #63 and/or any future, updated Orders. Please arrive early in order to answer Covid-19 Pandemic Questionnaire. Thank you for your patience during these procedures.

The Greenville County Planning Commission meeting was held Tuesday, December 8, 2020, 6:00 p.m., Golden Leaf Commons, Suite B, located at 1300 Greenville County Circle, Emporia, Virginia.

PRESENT

Walter Robinson, Chairman
Jeff Robinson, Vice-Chairman
Lofton Allen
Stephen Allen
Dianne Barnes-Rhoades
William Cain
Annie Odom
Kim Wiley

ABSENT

Joe Antorn, Jr.

STAFF PRESENT

Linwood E. Pope, Jr.
Treva Pernell

OTHERS PRESENT

Doug Pardon, EDF Renewables Distributed Solutions, Inc.

Chairman Walter Robinson called the meeting of Tuesday, December 8, 2020 to order. Vice-Chairman Robinson offered prayer. The secretary, Lin Pope, called the roll.

In Re: APPROVAL OF THE AGENDA

Chairman Robinson entertained a motion for approval of the agenda.

Commissioner Steve Allen made the motion to approve the agenda, seconded by Commissioner Dianne Barnes-Rhoades, with all voting aye, motion carried.

In Re: APPROVAL OF THE MINUTES

Vice-Chairman Robinson entertained a motion to approve the minutes of September 9, 2020.

Commissioner Wiley made a motion to approve the minutes, seconded by Commissioner Robinson, with all voting aye, motion carried.

Chairman Robinson entertained a motion to go into public hearing to hear ZTA-2-20 – NR-3, LLC and ZMA-3-20 – Stripped Bass Solar.

Commissioner Steve Allen made a motion to go into public hearing, seconded by Commissioner Barnes-Rhoades, with all voting aye, motion carried.

In Re: PUBLIC HEARING

ZTA-2-20 – NR-3, LLC

Mr. Lin Pope stated the property that is the subject of this zoning request is located at Spring Church Road, Fountain Creek and the Virginia/North Carolina border. He stated that they are proposing an addition to the Greenville County Zoning Ordinance, Article 4, Permitted Uses in Primary Zoning Districts, Table 4.1 Permitted Use Table to add the following use:

Natural Resource Recovery, Refining and Recycling Facility within an enclosed building. Conversion of residue from row crops, forage, poultry and livestock operations into renewable energy and/or biochar as a use allowed by special use permit.

Mr. Pope stated that because not all the adjacent property owners could be contacted, he felt this request should be tabled until the next meeting.

ZMA-3-20 – Stripped Bass Solar

Mr. Pope stated that this request to rezone TM #17-13 and TM#16-43 from R1-B Residential District to A-1 Agricultural District so that the applicant can develop a utility scale solar energy project. He said this area was close to the Emporia Country Club.

Commissioner Jeff Robinson stated that he was familiar with the area and felt it would be better served as possible residential homes instead of a solar project.

Commissioner Bill Cain stated that his home would also be close to this area and was not sure a solar project would be appropriate between residential homes and the Country Club. He also stated that the Board of Supervisors planned to discuss Solar Projects at their next meeting.

Mr. Doug Pardon with EDF Renewables Distributed Solutions, Inc. addressed the Commission and stated that this requested rezoning was for the intent to construct a 3 -4 MW AC solar project. He stated that the proposed location was further than one mile from any city/town or village, is further than one and one-half (1.5) miles from other solar facilities, is within one mile of an electric transmission line. He also stated that the solar field would serve and benefit the local area.

In Re: REGULAR SESSION

Chairman Robinson asked for any further discussion among the Commissioners, being none, he entertained a motion for ZMA-3-20 Stripped Bass Solar.

Commissioner Cain made a motion to defer ZMA-3-20 – Stripped Bass Solar for 60 days, seconded by Commissioner Lofton Allen, with all voting aye, motion carried.

In Re: OTHER MATTERS

Mr. Pope stated that there would be a Comprehensive Plan Joint Workshop meeting on Wednesday, December 16, 2020 at 6:00 p.m. in Golden Leaf Commons. He stated that the Agenda for that meeting would be passed out to each member present.

Mr. Pope also stated that the financial disclosure forms for the Commissioners to prepare, sign, and return to Treva after January, 1, 2021 but before January 15, 2021 would be passed out to each member.

In Re: ADJOURN

There being no other discussions, Commissioner Lofton Allen made a motion to adjourn the meeting, Commissioner Barnes-Rhoades seconded, with all voting aye. Motion carried and meeting was adjourned.

Walter Robinson, Chairman

COUNTY OF GREENSVILLE

TO: Greensville County Planning Commission
FROM: Linwood Pope, Jr., Director of Planning
SUBJECT: ZTA-2-2020 – NR-3, LLC (Joseph P. Carroll, Jr.)
Date: November 19, 2020

The proposed additions to the Zoning Ordinance are being requested due to the interest of a new business within Greensville County.

REQUEST:

The applicant, NR-3, LLC/Joseph P. Carroll, Jr. desires to amend Article 4: PERMITTED USES IN PRIMARY ZONING DISTRICTS, Table 4.1 Permitted Use Table to include the following use:

Natural Resource Recovery, Refining, and Recycling Facility within and enclosed building

The purpose of this Article 4 is to establish permitted uses in primary zoning districts. To accomplish this purpose, Table 4.1 Permitted Use Table was created as part of this Article 4, and likewise as part of the Zoning Ordinance of Greensville County. The “Permitted Use Table” establishes the uses of land, buildings, or structures that are permitted in Greensville County under this Ordinance, and stipulates the zoning district, or districts, in which each use is permitted.

ADD TO USE TABLE 4.1:

The proposed addition to the Permitted Use Table (Table 4.1-Industrial Section) will allow the establishment of a Natural Resource Recovery, Refining, and Recycling Facility within and enclosed building only with the issuance of a Special Use Permit approved by the Board of Supervisors in an A-1 Agricultural District.

Special Use Permits may be granted by the Board of Supervisors for any of the uses for which a permit is required by the use regulations of the Zoning Ordinance. In granting any such special use permits, the Board of Supervisors may impose *conditions* that will assure that the use will conform to the requirements of the zoning ordinance. A special use permit shall not be issued unless the Board of Supervisors shall find that:

- The proposal as submitted or as modified will not affect adversely the health, safety, or welfare of persons residing or working in the neighborhood of the proposed use; and will not be detrimental to public welfare or injurious to the property or neighborhood. Among matters to be considered in this connection are traffic congestions, noise, light, dust, odor, and vibrations, with regard to hours of operation, screening and other matters with might need to be regulated to mitigate adverse impact.
- The proposal as submitted or modified will conform to the comprehensive plan, or to specific elements of such plan, and the official policies adopted in relation hereto, including the purposes and the expressed intent of this Ordinance.

ADD TO CHAPTER 23; DEFINITIONS

Staff also proposes to add the following definition to Chapter 23 of the Greenville County Zoning Ordinance:

Natural Resource Recovery, Refining, and Recycling Facility: a light industrial operation that recovers then refines carbon, nitrogen, phosphorous, metals and minerals from livestock, fowl, crop, and forestry waste and recycles the waste into usable byproducts such as renewable natural gas or nutrient infused bio carbon products.

STAFF RECCOMENDATION:

Staff feels that the requested use, **Natural Resource Recovery, Refining, and Recycling Facility** will allow for an environmentally friendly re-use of agricultural wastes and can be developed with conditions imposed by a Special Use Permit in a way that the use will not be a detriment nor a nuisance to surrounding properties. Therefore, staff recommends approval of the applicants request to include the use, **Natural Resource Recovery, Refining, and Recycling Facility within an enclosed building** a use allowed in an A-1 Agricultural District by a Special Use Permit as well as approval of the above definition for a Natural Resource Recovery, Refining, and Recycling Facility



55-48

ZTA-2-20

55-49

55-16-15

55-16-3 55-16-4 55-16-6 55-16-7 55-16-8

55-16-5

55-16-16

55-16-2

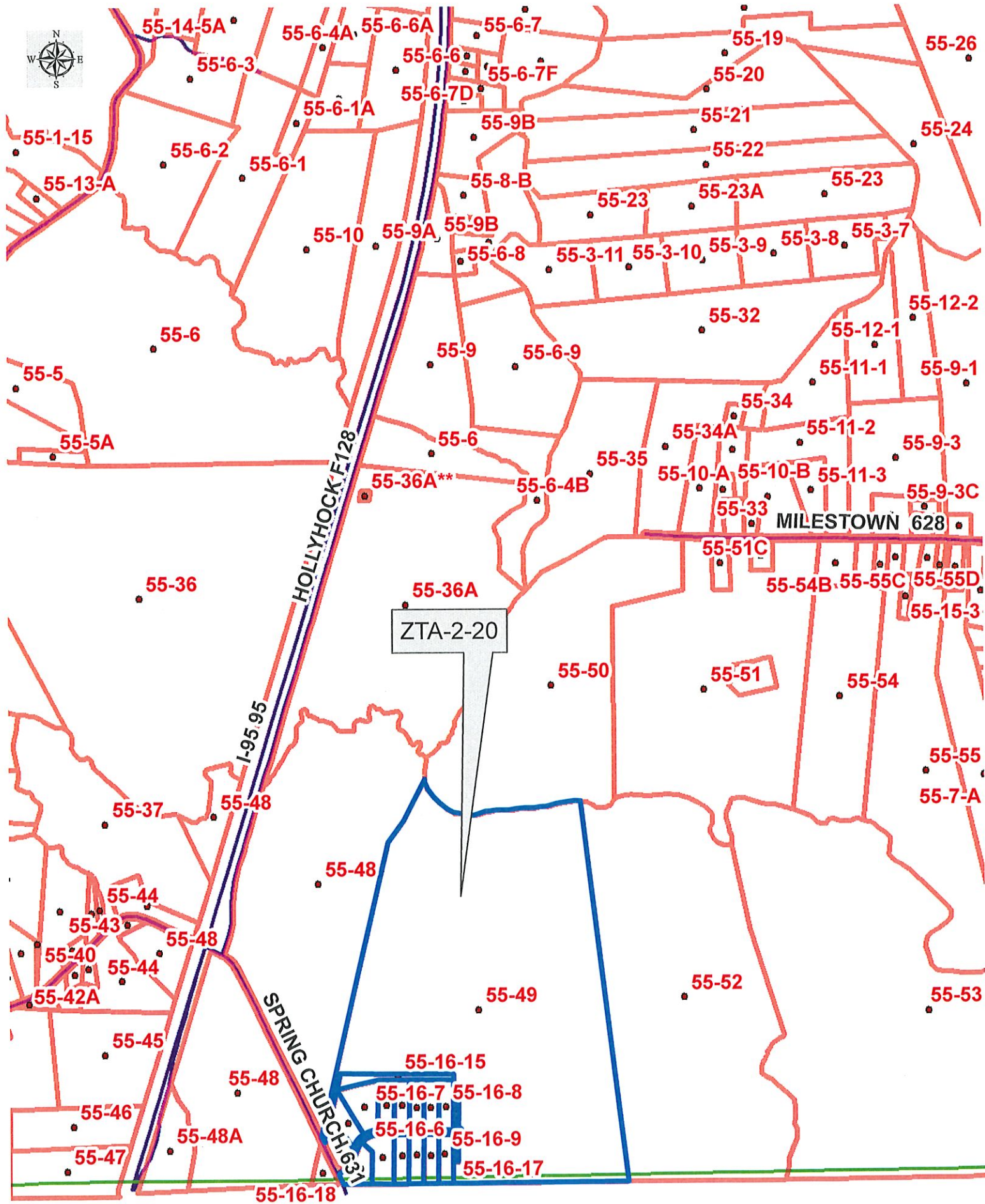
PINEY WOODS P631

55-16-13 55-16-11 55-16-9

55-16-14

55-16-12

SPRING CHURCH 1631



Adjacent Properties

55-16-1

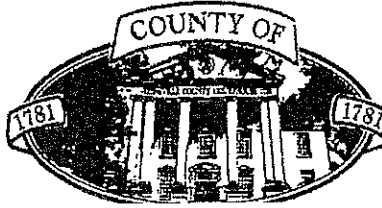
55-16-18

55-48

55-52

55-50

Tax Map #	Land owner
55-16-1	BRUCE KELLY J 91 SPRING CHURCH RD SKIPPERS VA 23879
55-16-18	TURNER ALDON A 325 OVERLAND RD VIRGINIA BEACH VA 23462
55-48	COMERICA BANK & TRUST NA TRUSTEE OF THE JOHN G DANIEL JR TRUST C/O INDUSTRY CONSULTING GROUP P O BOX 35605 DALLAS TX 75235
55-52	SUITER OVERTON S JR 421 N CURTIS ST AHOSKIE NC 27910
55-50	HARDY ROBERT W SR & OTHERS 607 MILESTOWN RD EMPORIA VA 23847



GREENSVILLE
- VIRGINIA -

... Growing Towards New Horizons

ZONING TEXT AMENDMENT

RECEIVED

OCT 19 2020

ADMINISTRATOR'S OFFICE

GREENSVILLE COUNTY

File#: ZTA-2-20

Applicant

Contact Person (If different from Applicant)

Name: Joseph P. Carroll Jr. for NR-3, LLC

Physical Address: 3150 N. Elm St., Ste. 206

Greensboro, NC 27408

Mailing Address: 3150 N. Elm St., Ste. 206

Greensboro, NC 27408

Telephone: (336) 210-2699

Ordinance Section(s): Article 4: PERMITTED USES IN PRIMARY ZONING DISTRICTS
Table 4.1, PERMITTED USE TABLE, DESCRIPTION OF USES, AGRICULTURAL

Do the above section (s) currently exist? Yes X No

Proposed Wording: Agriculture as a facility for the conversion of residue from row crops,
forage, poultry or livestock operations into renewable energy and/or biochar.

Justification: The safe, affordable, environmentally friendly re-use of agricultural waste and
residuals will promote and preserve the rural qualities of Greensville County.

The foregoing information is complete and correct to the best of my knowledge.

Joseph P. Carroll Jr.
Applicant

10-15-2020
Date

Received by: _____ Date: _____

Planning Commission Action: _____

Board of Supervisors Action: _____

STAFF REPORT

SP-9-20

OVERVIEW

APPLICANT	NR3, LLC (Joseph Carroll, Jr.)
OWNER	Aldon Turner
TAX MAP	55-49 and 55-16-lots 2-17
ACREAGE	212 Acres
LOCATION	Spring Church Road/Northampton County Line
ELECTION DISTRICT	Hicksford - 2
EXISTING ZONING	A-1, Agricultural
ADJACENT ZONING	A-1, Agricultural
EXISTING USE	Agricultural/Forrestal/Residential
REQUEST	Natural Resource Recovery, Refining, and Recycling Facility (Bio methane production) within an enclosed building
PREVIOUS ZONING ACTIVITY	ZTA-2-20
CHARACTER OF AREA	Low Density Residential, Forrestal, Agricultural
NATURAL CONDITIONS	Mixed Open/Wooded
GREENSVILLE COUNTY COMPREHENSIVE PLAN (THE PLAN)	Located outside of the Urban Service Area Located within an Agricultural and Forrestal Area on the Rural Development Area Map Located in a low density residential area on the Future Land Use Map

DIRECTORS COMMENTS

The applicant has submitted a Special Use Permit application for an agricultural waste recycling facility. The Planning Commission previously reviewed the applicants Zoning Text Amendment application in which the applicant was adding the use, Natural Resource Recovery, Refining and Recycling Facility to Zoning Ordinance Use Table found in Chapter 4 of the Greenville County Zoning Ordinance. The Planning Commission must now evaluate the merits of the SUP and determine if the proposed conditions sufficiently mitigate any associated impacts from the project and meets the County's Special Use Permit criteria as set forth in the Zoning Ordinance. The Planning Commission is requested to make a recommendation to the Board of Supervisors to approve or deny the SUP application. The Planning Commission may also defer action to a future meeting.

PROPOSED DEVELOPMENT

The applicant proposes to construct a Natural Resource Recovery, Refining, and Recycling Facility (Bio methane production) within an enclosed building on 17 parcels consisting of a total of 212.10 acres. 16 of the projects parcels are part of a residential subdivision that was created prior to 2005. The property is zoned A-1; Agricultural and consists of wooded and semi-open natural areas. The subdivision is served by a road dedicated to public use and is also served by public water. There is currently one residential single family dwelling that was built on an adjacent lot in the subdivision. There is also a gas transmission line located upon the subject property that the applicant wished to interconnect to.

The project involves constructing an enclosed building to install 5 units to process the agricultural waste and extract methane gas which in return will be injected into the gas line that intersects the subject property. The agricultural manure will be dried at their facility in Duplin County, North Carolina prior to being transported to the Piney Woods site. The dried manure will be loaded into a covered truck in Duplin County and then will be unloaded into a covered receiving bin at the Piney Woods site. Once the methane gas is extracted the byproduct produced (NR3 Biochar) is a product that can be used as a soil amendment that is embedded with carbon, nitrogen, phosphorous, potassium, and other micronutrients.

EXISTING CONDITIONS AND ZONING

The application property consists of 15 lots which are a part of the Piney Woods Subdivision and parcel 55-49. There is one single family residential dwelling that was constructed in the Piney Woods Subdivision that is not a part of this application. The application properties are all zoned A-1; Agricultural.

ADJACENT AND SURROUNDING USES

The application property is bordered by existing agricultural land and existing timberland, a single family residential property along Spring Church Road and single family properties adjacent in Northampton County, NC. The application property is located in an agriculturally zoned area

(A-1) and is not proximate to any scenic byways or known historic resources. The future land use designation for the application property is low density residential. The site is located in a Rural Development Area.

COMPREHENSIVE PLAN CITATIONS

Below are relevant excerpts of Greenville County's Comprehensive plan.

GOALS AND OBJECTIVES

The Comprehensive Plan must include stated goals supported by the citizens in order for it to be useful. The design of the plan and its various tools for implementation should be closely based on these goals.

GENERAL

- 3) Preserve the rural character of the County by directing and controlling growth in designated areas.
- 4) Coordinate land use planning with adjoining localities.

LAND USE GENERAL

- 1) Encourage new development that compliments surrounding uses.
- 2) Concentrate development in appropriate locations by encouraging more efficient site design and incorporating proper buffers between differing uses.

RESIDENTIAL

- 2) Promote housing development in areas that are serviced by public water and sanitary sewer.
- 3) Prevent the encroachment of conflicting land uses on existing viable neighborhoods.

COMMERCIAL/INDUSTRIAL

- 1) Encourage commercial uses to locate in or near existing commercial centers.
- 2) Encourage new commercial enterprises through the promotion of the County's Industrial Park.
- 3) Maintain an attractive economic and regulatory atmosphere to gain new commercial operations.
- 4) Plan future industrial sites near major transportation systems and utility lines.
- 5) Evaluate large scale industrial economic development projects that will provide an economic benefit to the County but that may not be in designated development areas or near major transportation systems.

PLANNING ISSUES & STRATEGIES

Specific planning issues were identified through the input of citizens and recommendations of County staff.

SOILS AND ENVIRONMENTAL ISSUES

- 1) Hazardous waste is transported through the County regularly over rail and interstate highway presenting threats to public safety.

STRATEGIES/POLICIES

- a. The County should enhance emergency response capabilities relating to the spillage of dangerous materials and chemicals.

AGRICULTURAL AND FORESTAL LANDS ISSUES

- 1) There is a concern to maintain the agricultural characteristics of the County not included in the Urban Services District.

STRATEGIES/POLICIES

- a. Re-evaluate current development standards to ensure all areas that lie within the Rural Development Area, with the exception of Major Commercial Hub, maintain these agricultural and rural development qualities.

THE LAND USE PLAN

The Land Use Plan, illustrated on the Future Land Use map, depicts general land use concepts for Greensville County. The purpose of this plan is to recommend the orderly development of the County. The plan outlines the recommended development patterns for the County over the next twenty years.

In most cases, differing land uses are kept separate from each other. The trend of multi-use designations applies mainly to urbanized areas, not rural or suburban locations. Recommendations for community facilities are also depicted in general terms.

RECOMMENDED LAND USE CATEGORIES

The categories prescribed by the Plan are organized under major land use classifications: Residential, General Sales and Service, Manufacturing/Wholesale Trade, Transportation, Arts and Entertainment, Public and Semi-public Space, Construction-related Business, Mining, and Agriculture.

Land use categories are general indications of what the community would like to see in the future. They are not the same as zoning classifications. Zoning designations are more detailed and site-specific and carry the power of law. The land use categories are set forth in this plan as a guide for future rezoning and review of zoning requests.

- 3) Rural Residential; Conservation Area
Characterized by low-density residential development such as detached single-family units on lots larger than urban or suburban lots. Certain agricultural and farming uses are typically allowed. In addition, large scale economic development projects may be allowed subject to required land use approvals as approved by the Board of Supervisors.

RESIDENTIAL USES

The primary goal of the Land Use Plan is to guide future development in a manner that preserves the overall rural character of the County while providing adequate housing, services, facilities and amenities to the residents. Additionally, the plan seeks to concentrate residential development in compact growth areas to assist with minimizing the costs for public services.

SINGLE-FAMILY RESIDENTIAL

Single-family use is designated for established low-density areas of the County as well as vacant areas along major thoroughfares adjacent to existing single-family uses. Additionally, infill development opportunities on undeveloped lots are available in existing neighborhoods and should be a focus of new residential development.

INDUSTRIAL, MANUFACTURING AND WHOLESALE TRADE

Areas surrounding the existing industrial park located on Route 301 north of Emporia are ideal locations for future industrial growth in the County. The industrial park offers easy access to Interstate 95 and Route 58 and existing infrastructure is sufficient to handle future growth. The local Enterprise Zone that surrounds the industrial park offers additional incentives to focus industrial growth in this area.

STAFF ANALYSIS

This proposed natural resource recycling facility is the first proposed in the County to date and will convert an approved residential subdivision to an industrial use thus potentially impacting the rural character of the area. If this presents a problem the applicant has advised that the proposed facility can be located so that it sits entirely on parcel 55-49 thus preserving the subdivision lots. The proposed project abuts a single family residential use in the Rural Development Area thus if approved, proper setbacks and vegetative buffering would be necessary to mitigate impacts to surrounding properties. The applicant chose this property for the location of the proposed project due to the proximity of the gas line that intersects the property.

In the application materials the applicant states that the project is designed to minimize any odors associated with the recycling process by drying the waste products off-site, then delivering the waste products in an enclosed container and off-loading the product into enclosed containers located within an enclosed building.

The applicant is concurrently applying for a Zoning Text Amendment to amend the Zoning Ordinance to allow a Natural Resource Recovery, Refining and Recycling Facility as a use allowed by a Special Use Permit within the A-1; Agricultural Zoning District.

Section 4-4 of the Zoning Ordinance outlines the general conditions that apply to all special uses as listed below.

- (a) The use shall be designed or arranged on the land in such a way as to cause no more adverse impact on the adjacent property, and/or the neighborhood than might be caused by the least restrictive use otherwise permitted by right in the district.**

Adequate project setbacks, buffers, screening and project access are critical to ensuring this criterion is met.

- (b) The use shall comply with all licensing requirements, if any, of any County, State or Federal government or agency.**

The proposed conditions ensure compliance with all County, state and federal governmental licensing requirements applicable to the Project.

- (c) The use shall not be operated as to cause a nuisance to the neighborhood in which it is located.**

Adequate project setbacks, buffers and screening are critical to ensuring this criteria is met. Access to the project site without disturbing adjacent uses is critical.

- (d) In granting a special use, the Board of Supervisors shall consider the public convenience, necessity and general welfare and its action shall also be consistent with good zoning practices.**

The Planning Commission must determine if the Natural Resource Recycling Facility will maintain the public welfare and be consistent with upholding good zoning practices if it meets or exceeds the requirements of the Zoning Ordinance applicable to projects in the A-1 Zoning District.

Zoning Ordinance, Article 16, states that a special use permit (SUP) shall not be issued unless the Board of Supervisors finds that the proposed use (1) would not be detrimental to the community and (2) is in conformity with the Comprehensive Plan and Policies.

1. Project Would Not Be Detrimental to the Community

As required by the Greenville County SUP application, the following considerations should be adequately addressed for the proposed Project: traffic, noise, lighting, dust, fumes, vibrations, operational details, hours of operation, number of employees, type of equipment, and signage.

All of the above considerations are addressed in some manner in the Application (Attachment A). The Planning Commission must determine if the proposed conditions will ensure that the Applicant/Owner will adequately address these project details so that the Natural Resource Recycling Facility will not constitute a detriment to the community during the proposed commercial operation duration of the Project.

2. Project is in Conformity with Comprehensive Plan and Policies

NR3, LLC.'s staff report includes a review of the County's Comprehensive Plan goals and objectives, and the Planning Commission must determine that the proposed project is conformity with the Comprehensive Plan.

Conditions

If the Planning Commission determines that the application furthers the Comprehensive Plan's goals and objectives and that it meets the criteria set forth in the Zoning Ordinance, then staff recommends the following conditions to mitigate the adverse effects of this Natural Resource Recovery, Refining and Recycling facility with any recommendation for approval.

1. A Special Use Permit is granted to NR3, LLC, for the establishment of a Natural Resource Recovery, Refining and Recycling facility on tax map parcel 55 lot 49 and tax map parcel 55-16 lots 2-17.
2. The subdivision plat for lots 2 thru 17 and right of way dedicated to public use must be vacated in accordance with the Code of Virginia.
3. Applicant is responsible for obtaining all required local, state, and federal permits required for the construction and operation of proposed facility. Local permits include, but are not limited to, building and zoning permits, Land Disturbing Permit, SWPP Permit and VDOT Land use Permit.
4. The drying process required for swine and poultry manure cannot occur on the subject site in Greenville County. The drying of manure must occur at applicant's facility in Duplin County, North Carolina or another approved facility separate from the site that is the basis of this application.
5. No outside storage of dried manure or other ag-waste products can occur on site.
6. Agricultural waste brought to site must be transported in covered/enclosed containers.
7. Applicant must obtain a Land Use Permit from the Virginia Department of Transportation for commercial entrance to site.
8. Applicant must maintain a minimum of a 50' vegetative buffer around facility.
9. The Applicant shall install permanent security fencing, consisting of chain link, two-inch square mesh, six (6) feet in height, surmounted by three strands of barbed wire, around the facility prior to the commencement of operation. Failure to maintain the fence in a good and functional condition will result in revocation of the permit.
10. Any on-site lighting provided for the operational phase of the facility shall be dark-sky compliant, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties.
11. Daytime noise will be under 67dBA during the day with no noise emissions at night.
12. Permanent access roads and parking areas will be stabilized with gravel, asphalt or concrete to minimize dust and impacts to adjacent properties.

13. If the Natural Resource Recovery, Refining and Recycling Facility is not established within two years of the date of the Special Use Permit issuance, the Special Use Permit becomes null and void.

PLANNING COMMISSION ACTION

The Planning Commission has three options:

- a. Recommend approval of the application with written reasons for its decision.
- b. Recommend denial of the application with written reasons for its decision.
- c. Defer the application for further discussion and consideration.

Draft Planning Commission Actions

Option 1 – Recommend approval of the application with the stated (or amended) conditions

I move that the NR3 LLC.'s proposed Natural Resource Recovery, Refining and Recycling Facility as described in SP-9-20, sufficiently mitigates adverse impacts associated with the project if approved with the conditions as outlined herein and recommended by the Planning Commission.

Option 2 – Recommend denial of the application

I move that the NR3 LLC.'s proposed Natural Resource Recovery, Refining and Recycling Facility as described in SP-9-20, does not sufficiently mitigate the adverse impacts associated with the project and should therefore be recommended for denial. Among other concerns, the Planning Commission finds that,

1. The proposed facility does not preserve the rural character of the County.
2. The use is of such a nature or located so as to exercise a detrimental influence on the surrounding neighborhood.
3. The proposed does not incorporate sufficient buffers to address the impacts on adjacent areas.
4. The application property is designated in the future land use plan as Rural Residential and is planned for agricultural and farming uses and the proposed recycling facility is inconsistent with this designation.
5. The Comprehensive Plan indicates that industrial type uses may be acceptable if not detrimental to surrounding areas and the proposed facility encroaches on existing residential and agricultural uses.

Option 3 – Deferral of the application

I move that the Planning Commission defer a decision on NR3 LLC.'s proposed Natural Resource Recovery, Refining and Recycling Facility request regarding its proposed , until the Planning Commission meeting scheduled to begin at _____ p.m. on _____, in the Board of Supervisors meeting room.



SPECIAL USE PERMIT

Owner

FILE #: SP-9-20
Agent/Applicant (if different from owner)

Name: Aldon Turner
Physical Address: 325 Overland Rd., Virginia Beach, VA 23462

Mailing Address: SAVE AS ABOVE

Telephone: (571) 621-0901

Tax Map/Parcel Number(s)	Acreage(s)	Election District(s)
1. <u>55-49</u>	<u>1.183.84</u>	<u>002</u>
2. <u>55-16-2 thru 55-16-17</u>	<u>28.26</u>	<u>002</u>

General Location: Spring Church Rd. / Northampton County Line

Current Zoning/Proffers	Existing Use	Proposed Use
1. <u>A-1</u>	<u>Agriculture</u>	<u>Not Resource Recycling</u>
2. <u>A-1</u>	<u>Res. Subdivision</u>	<u>Not Resource Recycling</u>

YOU MUST ATTACH A SURVEY PLAT OF PROPERTY WHICH INCLUDES A SCHEMATIC DRAWING OF THE PROPOSAL SHOWING BUILDING HEIGHT AND PLACEMENT, PARKING AREA(S), STORAGE AREA(S), UTILITIES, ETC.

Detail Description of Request (Address impact of proposal on check list items):
Consistent with the new zoning text to build a facility for the conversion of residue from row crops, forage, poultry or livestock operations into renewable energy and/or biochar

Justification: The safe, affordable, environmentally friendly re-use of agricultural waste and residuals will promote and preserve the rural qualities of Greenville County.

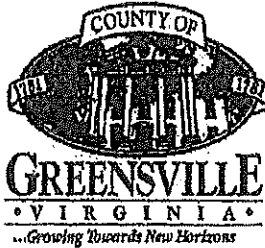
The foregoing information is complete and correct to the best of my knowledge. I acknowledge that representatives of Greenville County may inspect the property subject to this application and my permission to do so is hereby given.

Signature: File P. Call of Date: 12-7-2020
(Agents must provide written documentation of authority)

Received by: [Signature] Date: 12-7-2020

Planning Commission Action: _____

Board of Supervisors Action: _____



GREENSVILLE COUNTY
SPECIAL USE PERMIT
CHECK LIST

HEALTH, SAFETY, AND WELFARE:

Traffic: minimal increase in traffic

Noise: minimal noise; conversion equipment will be enclosed and pipeline injection equipment will be adjacent to pipeline

Lights: minimal outdoor lighting, primarily loading dock lights below the tree line

Dust: minimal dust; paved ingress and egress, conversion systems are enclosed

Fumes: minimal fumes, delivery trucks will be covered and will offload directly into conversion equipment

Vibrations: no known ground vibrations

Operations (Outside storage of materials, screening): There will be no outside storage or screening of materials.

Hours of Operation: 24 hours per day with deliveries during normal business hours.

Number of Employees: 5 per shift

Type of Equipment: conversion, filtration, compression

Signage: minimal; primarily to direct deliveries

COMPREHENSIVE PLAN (Compatibility):



55-48

SP-9-20

55-49

55-16-15

55-16-3 55-16-4 55-16-6 55-16-7 55-16-8

55-16-5

55-16-16

55-16-2

PINEYWOODS P631

55-16-13

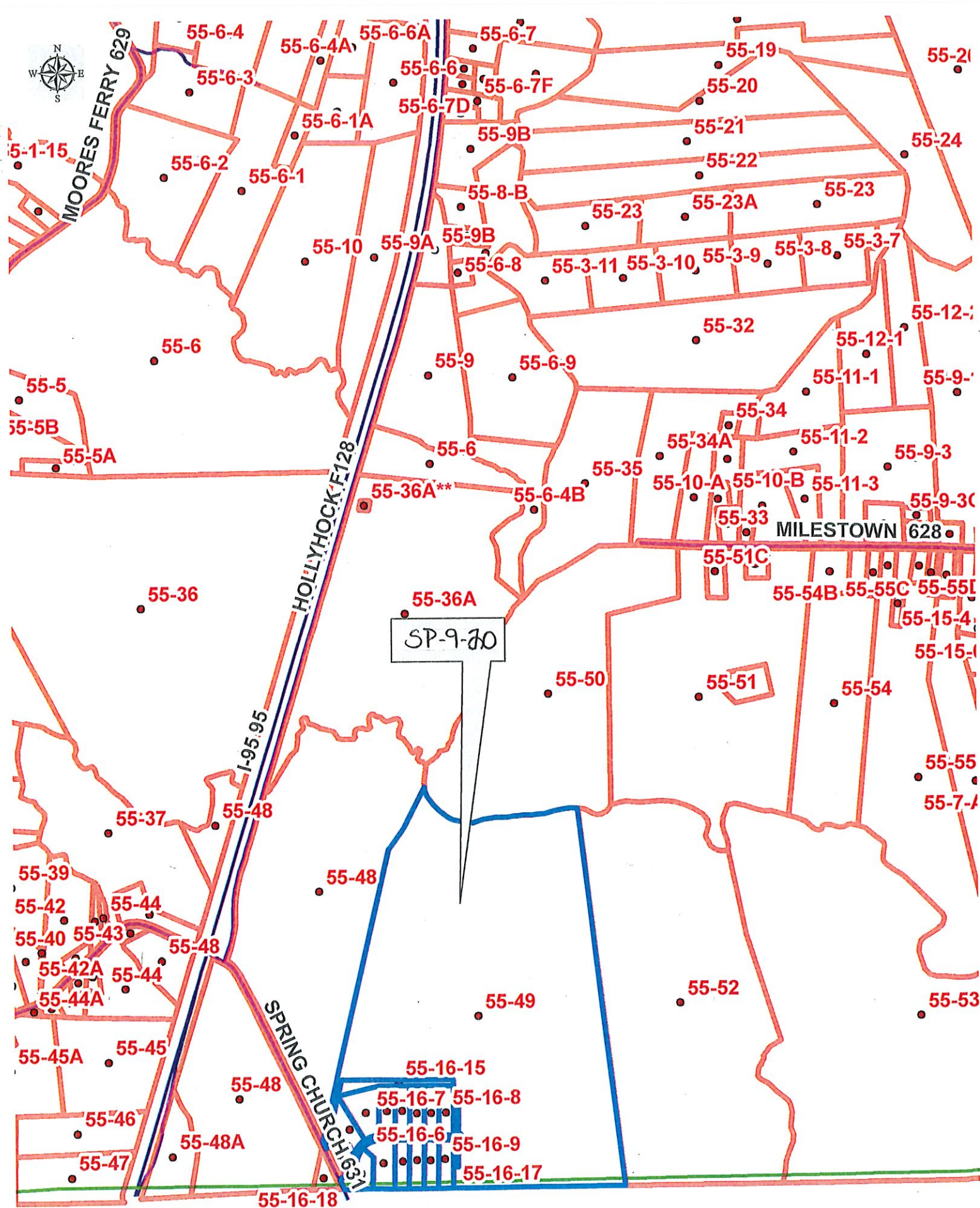
55-16-11 55-16-9

55-16-14

55-16-12

55-16-18

SPRING CHURCH RD 91



Adjacent Properties

55-16-1

55-16-18

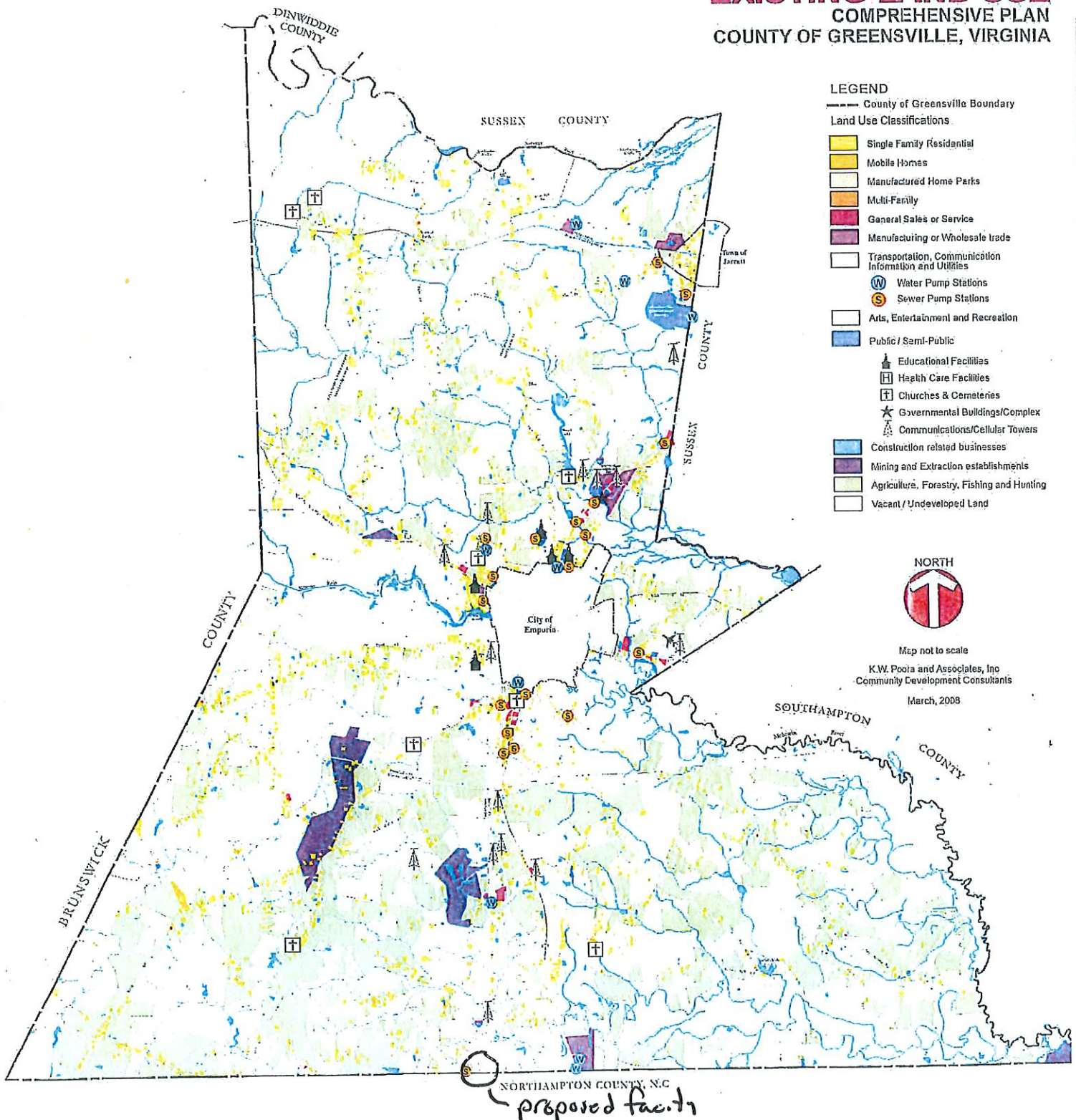
55-48

55-52

55-50

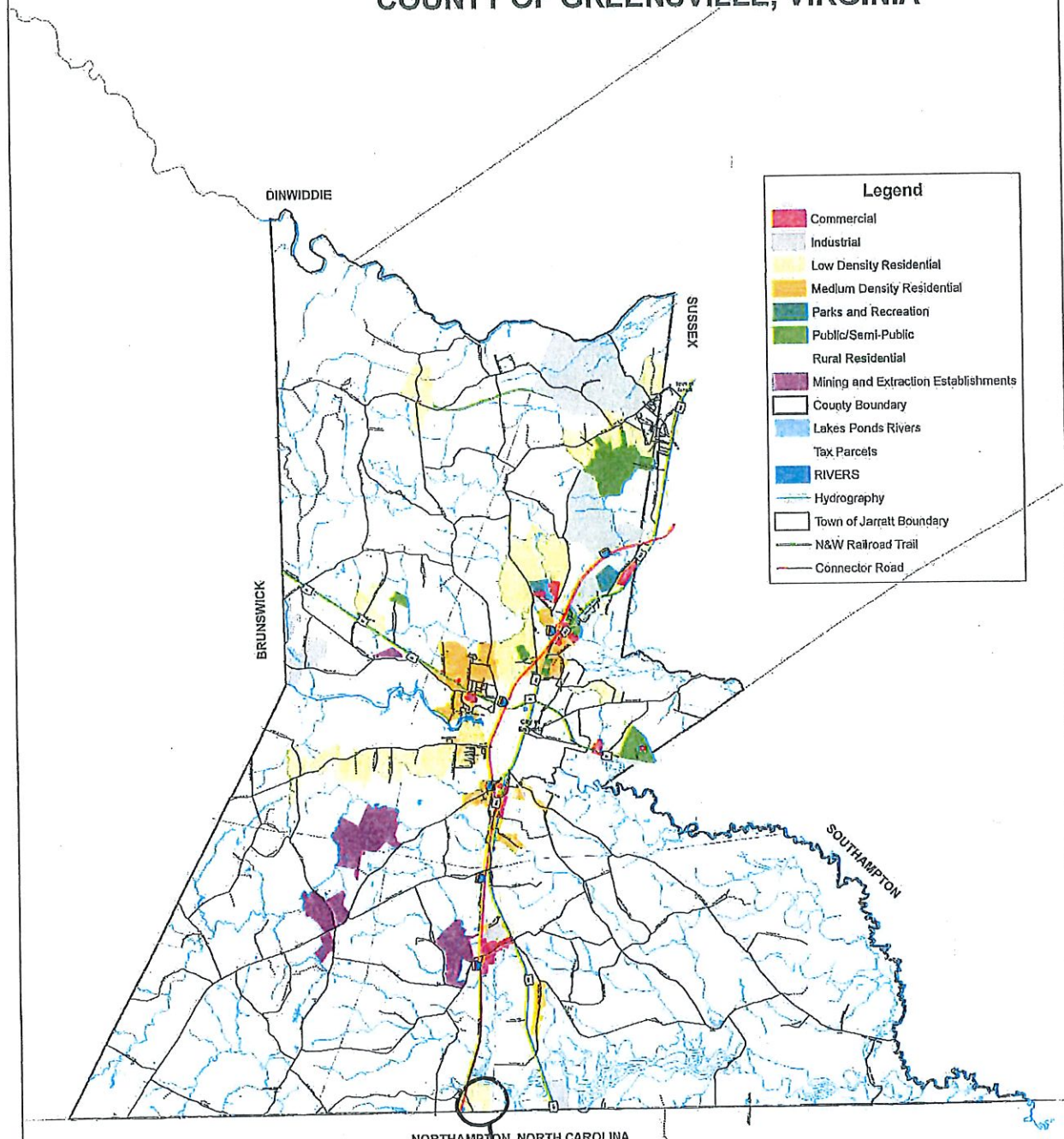
Tax Map #	Land owner
55-16-1	BRUCE KELLY J 91 SPRING CHURCH RD SKIPPERS VA 23879
55-16-18	TURNER ALDON A 325 OVERLAND RD VIRGINIA BEACH VA 23462
55-48	COMERICA BANK & TRUST NA TRUSTEE OF THE JOHN G DANIEL JR TRUST C/O INDUSTRY CONSULTING GROUP P O BOX 35605 DALLAS TX 75235
55-52	SUITER OVERTON S JR 421 N CURTIS ST AHOSKIE NC 27910
55-50	HARDY ROBERT W SR & OTHERS 607 MILESTOWN RD EMPORIA VA 23847

EXISTING LAND USE COMPREHENSIVE PLAN COUNTY OF GREENSVILLE, VIRGINIA



FUTURE LAND USE

COMPREHENSIVE PLAN COUNTY OF GREENSVILLE, VIRGINIA



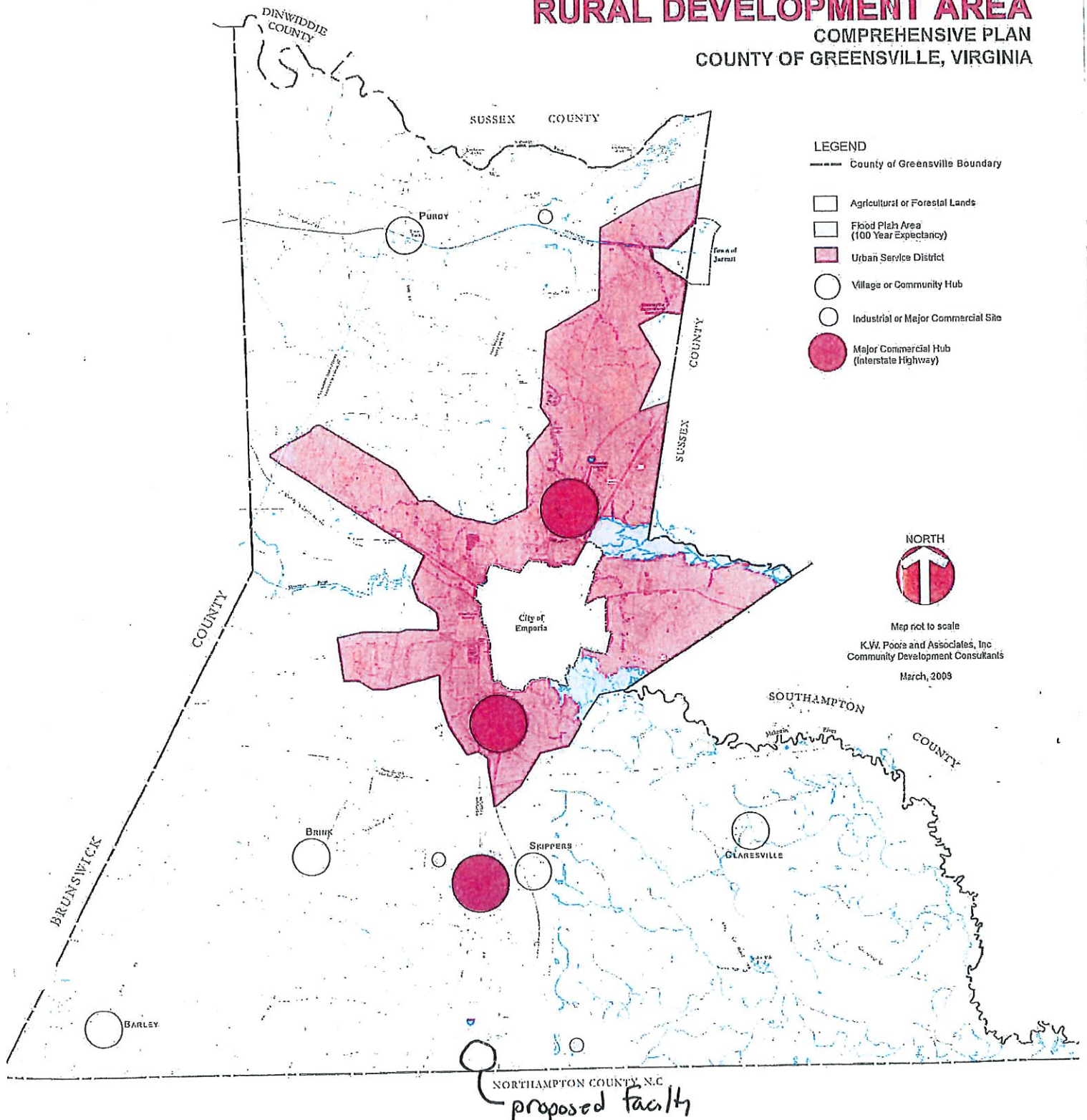
Legend	
	Commercial
	Industrial
	Low Density Residential
	Medium Density Residential
	Parks and Recreation
	Public/Semi-Public
	Rural Residential
	Mining and Extraction Establishments
	County Boundary
	Lakes Ponds Rivers
	Tax Parcels
	RIVERS
	Hydrography
	Town of Jarrett Boundary
	N&W Railroad Trail
	Connector Road

NORTHAMPTON, NORTH CAROLINA

proposed facility,

RURAL DEVELOPMENT AREA

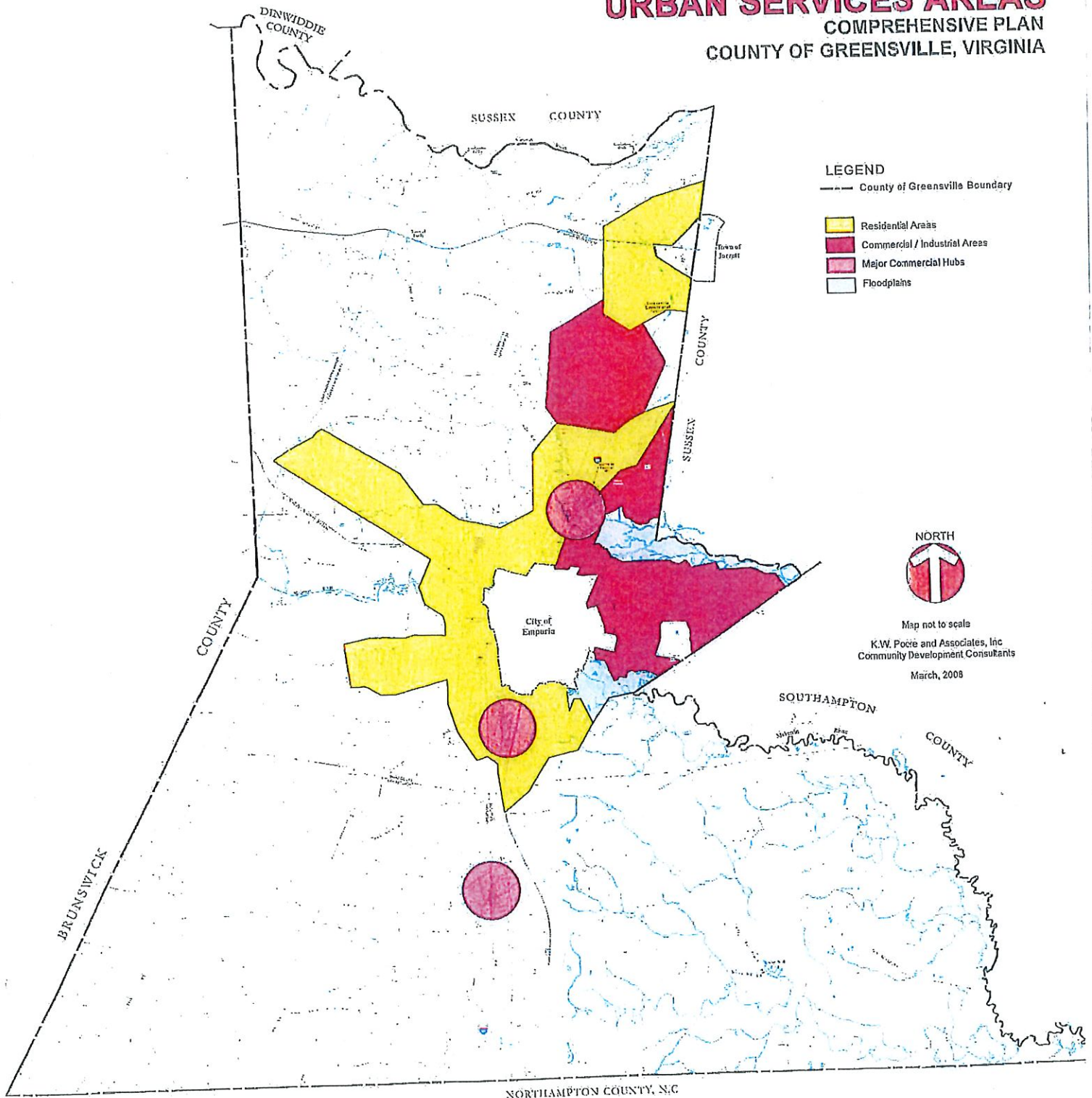
COMPREHENSIVE PLAN
COUNTY OF GREENSVILLE, VIRGINIA

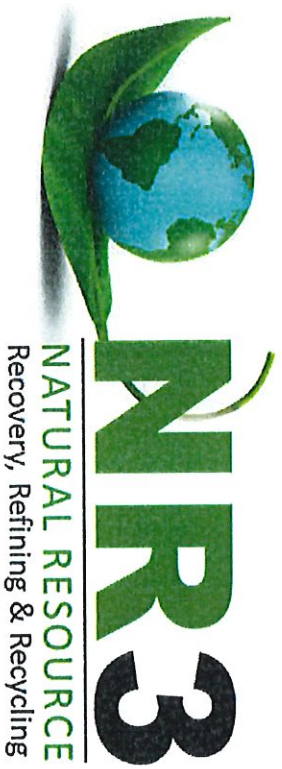


URBAN SERVICES AREAS

COMPREHENSIVE PLAN

COUNTY OF GREENSVILLE, VIRGINIA





...helping nature rebalance the ecosystem

Greensville County, VA Planning Commission

December 18, 2020

Confidential Information

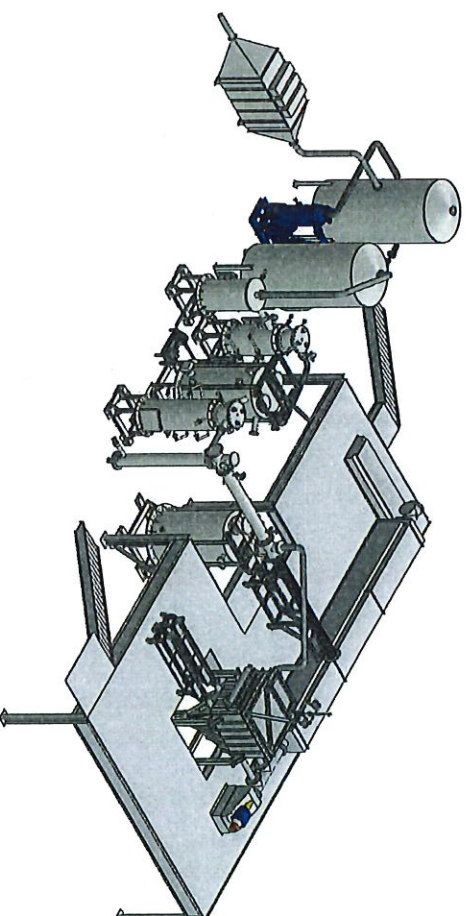
DO NOT REDISTRIBUTE



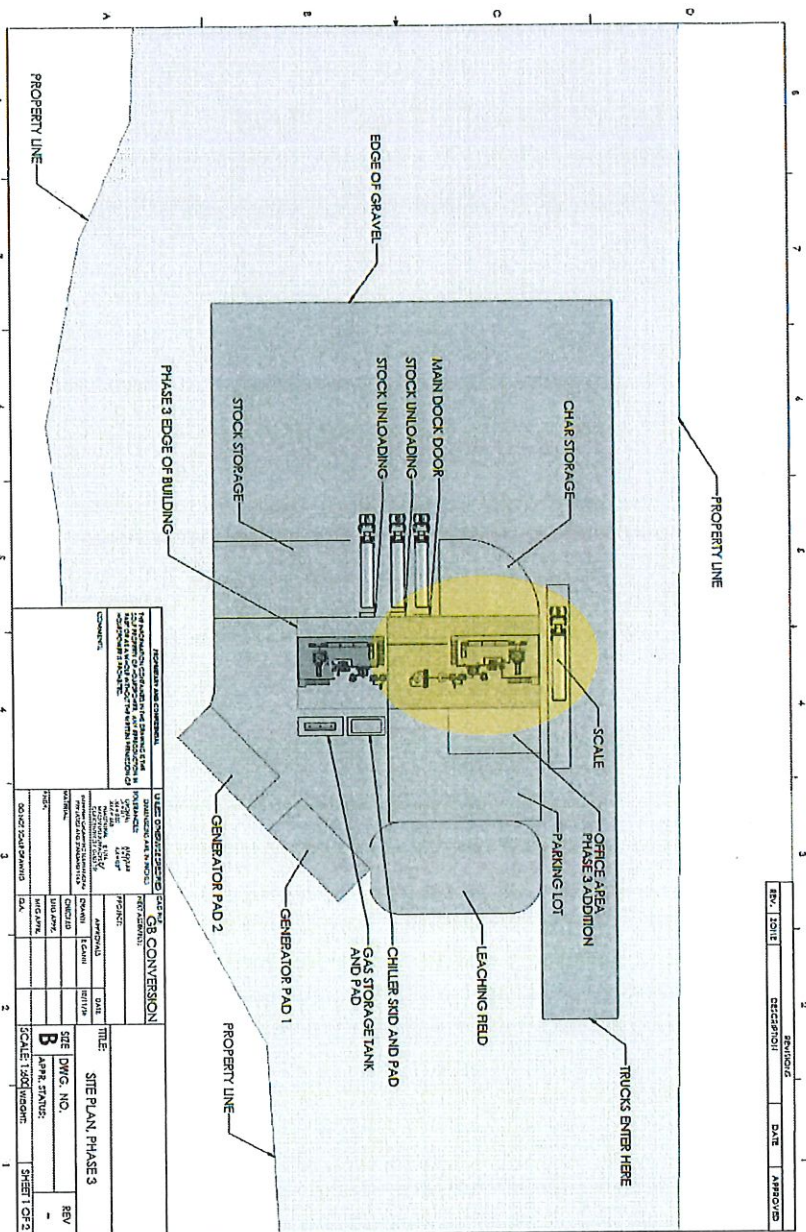
NR3 Magnolia Plant, Duplin County, NC...Operating at Commercial Scale

We've done this before...

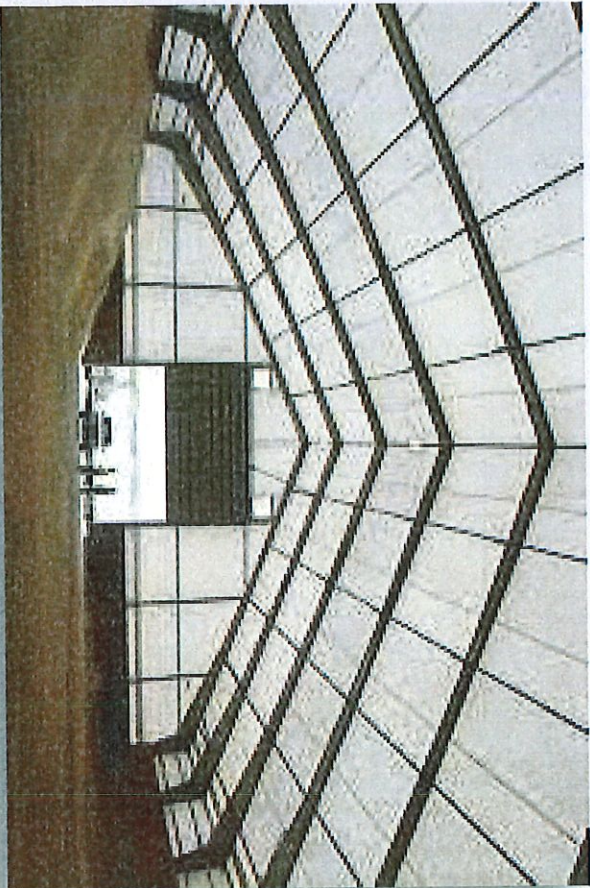
- Single Unit: Input = 18 feedstock tons/day;
Output = 215 RNG MMBTU/day, 10-tons of biochar
- Produces High-Quality RNG; converts RNG to electricity; pushes electricity back to power grid;
- Produces 100% organic, pathogen-free, medical-residual-free, non-leaching, non-aerosolizing, nutrient-infused carbon-char.



(photos of actual plant available in separate deck)



- NR3 Magnolia Plant (Duplin County, NC)
- Phases 1 & 2 complete (yellow highlight)
- Electrical Grid Interconnect operational
- Phase 3 will be moved to Piney Woods Drive Site and reconfigured as a modular component of the Piney Woods plant.
- Piney Woods Plant will inject gas directly into the natural gas pipeline rather than converting to electricity via genset.



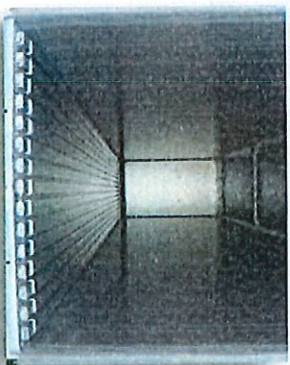
Duplin County Indoor Manure Drying Barns

- Fabric or metal building
- Manure dried prior to transport to Piney Woods
- Significant odor reduction
- Loaded into covered truck in Duplin County
- Unloaded into covered receiving bin at Piney Woods

Walking-Floor Covered Trailers for Delivery of Feedstock to Piney Woods Drive Plant



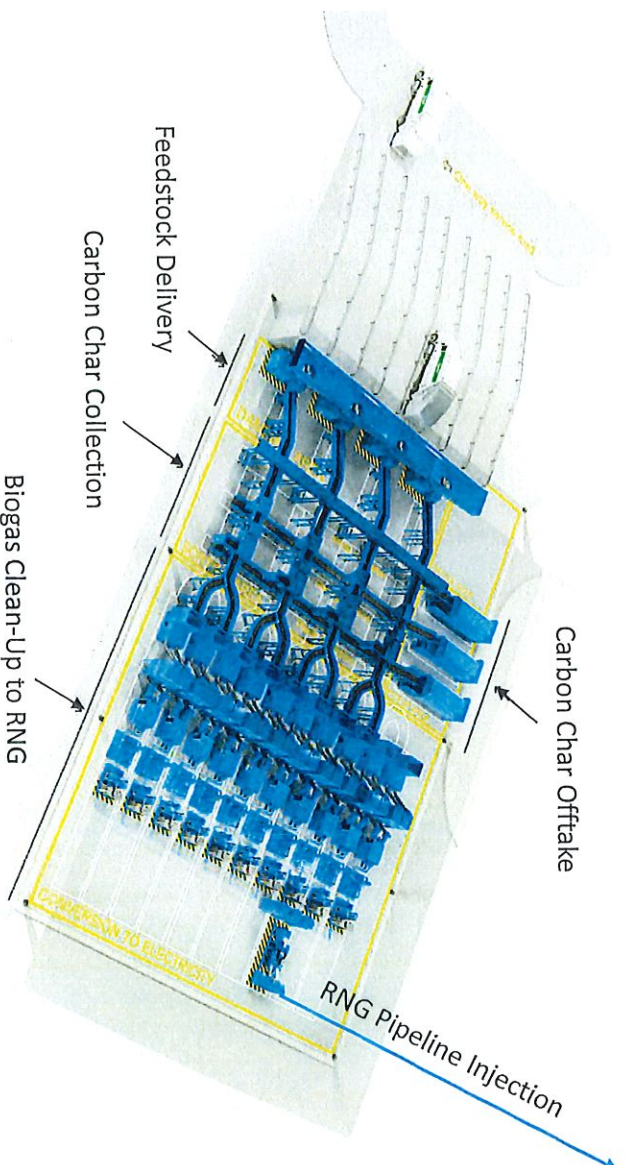
Covered Outside View



Covered Inside View



Metered Offload



NR3 RNG Plant Wonderview Rendering

- 5-Unit configuration proposed (10-Unit configuration shown)
- Actual Design will flip Carbon Char Collection and Biogas Clean-Up
- Plant will be covered by a conventionally constructed weatherproof building
- Additional units can be added as funding allows
- Multiple plants can feed a single pipeline injection point

NR3 Biochar

- 100% Organic
- Swine Odor-Free
- Pathogen-Free, Medical Residual Free
- No Man-Made Chemical Additives
- Retains 6X its weight in run-off and plant-available water
- Imbedded with recovered bio-available soil carbon (C), nitrogen (N), phosphorus (P), potassium (K), micro-nutrients, metals, and minerals
- Suitable for regenerative agriculture, soil remediation, row-crop and forage yield enhancement

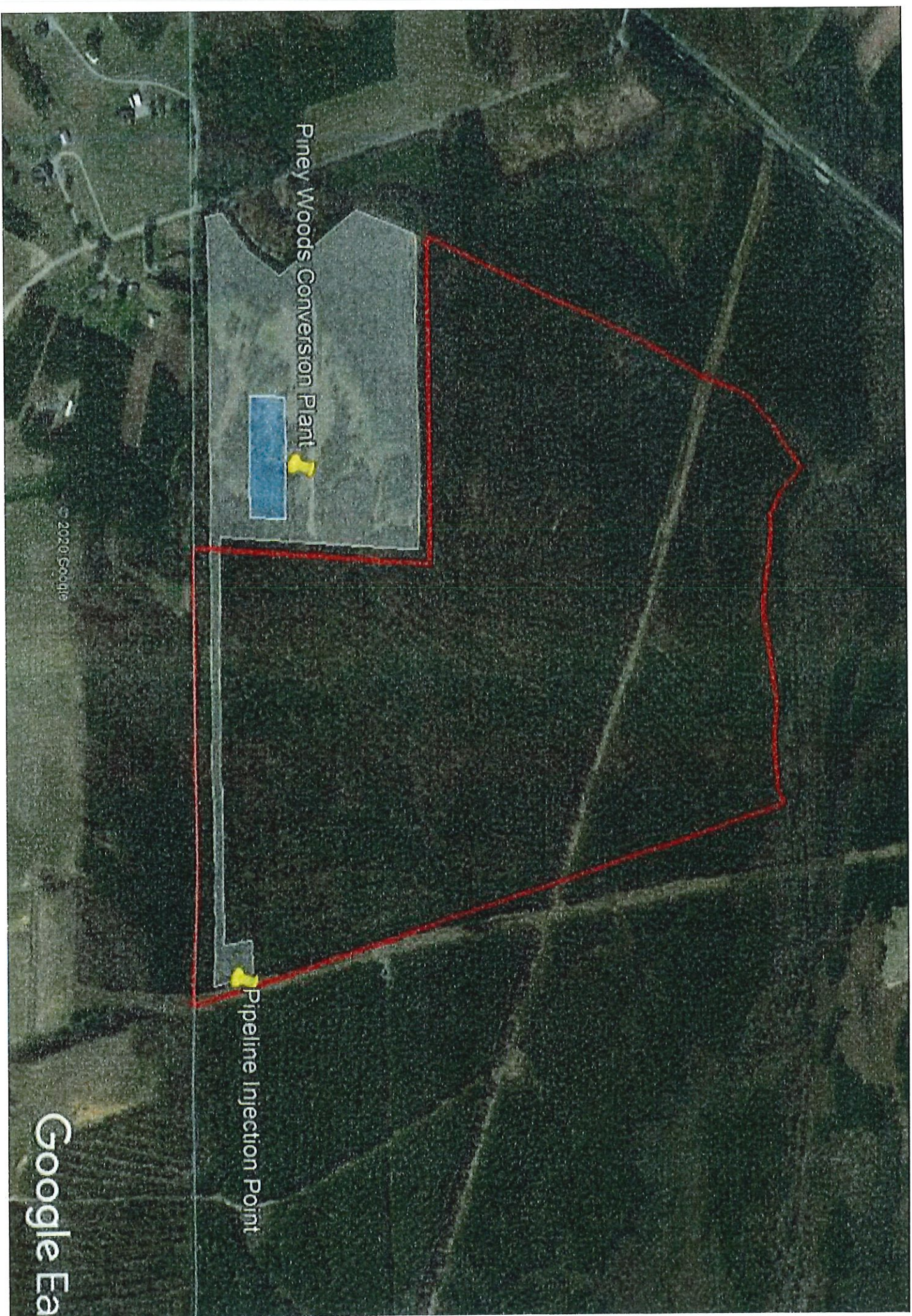




Joe Carroll

(336) 210-2699

joe.carroll@NR3llc.com



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Google Ea



ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

SHEILA C. HOLMAN
Director

February 21, 2017

Mr. Joseph, Jr. Carroll, Managing Member
Greensboro Ecosystem, LLC - Magnolia Station
3150 North Elm St, Suite 206
Greensboro, NC 27408

Subject: Air Permit No. 10519R00
Greensboro Ecosystem, LLC - Magnolia Station
Magnolia, Duplin County, North Carolina,
Permit Class: Small
Facility ID# 3100173

Dear Mr. Carroll:

In accordance with your completed application received September 23, 2016, we are forwarding herewith Permit No. 10519R00 to Greensboro Ecosystem, LLC - Magnolia Station, Magnolia, Duplin County, North Carolina for the construction and operation of air emissions sources or air cleaning devices and appurtenances. Please note the records retention requirements are contained in General Condition 2 of the General Conditions and Limitations.

If any parts, requirements, or limitations contained in this permit are unacceptable to you, you have the right to request a formal adjudicatory hearing within 30 days following receipt of this permit, identifying the specific issues to be contested. Such a request will stay the effectiveness of the entire permit. This hearing request must be in the form of a written petition, conforming to G.S. 150B-23 of the North Carolina General Statutes, and filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. The form for requesting a formal adjudicatory hearing may be obtained upon request from the Office of Administrative Hearings. Unless a request for a hearing is made pursuant to G.S. 150B-23, this air permit shall be final and binding.

You may request modification of your air permit through informal means pursuant to G.S. 150B-22. This request must be submitted in writing to the Director and must identify the specific provisions or issues for which the modification is sought. Please note that the permit will become final and binding regardless of a request for informal modification unless a request for a hearing is also made under G.S. 150B-23.

Unless exempted by a condition of this permit or the regulations, construction of new air pollution sources or air cleaning devices, or modifications to the sources or air cleaning devices described in this permit must be covered under a permit issued by the Division of Air Quality prior to construction. Failure to do so is a violation of G.S. 143-215.108 and may

Mr. Joseph Carroll, Jr.
February 21, 2017
Page 2

subject the Permittee to civil or criminal penalties as described in G.S. 143-215.114A and 143-215.114B.

This permit shall be effective from February 21, 2017 until January 31, 2025, is nontransferable to future owners and operators, and shall be subject to the conditions and limitations as specified therein.

For PSD increment tracking purposes, NOx emissions from this modification are increased by 2 pounds per hour.

This permit is the initial permit resulting from an initial permit application to construct and operate one (1) Megawatt (MW) Gasification Natural Gas/Syngas Gen-Set turbine generator utilizing a high heat pyrolysis swine waste-to-energy conversion unit; swine waste meaning lagoon solids and other biomass (NSPS 4J affected, non-emergency) – creating electricity for the grid. The Permittee is responsible for carefully reading the entire permit and evaluating the requirements of each permit stipulation. The Permittee shall comply with all terms, conditions, requirements, limitations and restrictions set forth in this permit. Noncompliance with any permit condition is grounds for enforcement action, for permit termination, revocation and reissuance, or modification, or for denial of a permit renewal application.

Should you have any questions concerning this matter, please contact Dean Carroll at 910-796-7242.

Sincerely,



Brad Newland, Wilmington Regional Supervisor
Division of Air Quality, NC DEQ

Enclosures

c: Wilmington Regional Office - DAQ file
Connie Horne, Cover letter only
WiRO Permit Coordinator
Ibeam Doc Mod ____

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION

DEPARTMENT OF ENVIRONMENTAL QUALITY

DIVISION OF AIR QUALITY

AIR PERMIT NO. 10519R00

Issue Date: February 21, 2017
Expiration Date: January 31, 2025

Effective Date: February 21, 2017
Replaces Permit: (new)

To construct and operate air emission source(s) and/or air cleaning device(s), and for the discharge of the associated air contaminants into the atmosphere in accordance with the provisions of Article 21B of Chapter 143, General Statutes of North Carolina (NCGS) as amended, and other applicable Laws, Rules and Regulations,

Greensboro Ecosystem, LLC - Magnolia Station
1390 Blind Bridge Road
Magnolia, Duplin County, North Carolina
Permit Class: Small
Facility ID# 3100173

(the Permittee) is hereby authorized to construct and operate the air emissions sources and/or air cleaning devices and appurtenances described below:

Emission Source ID	Emission Source Description	Control System ID	Control System Description
ES-1 (NSPS)	one (1) Megawatt (MW) Gasification Natural Gas/Syngas Gen-Set turbine generator utilizing a high heat pyrolysis swine waste-to-energy conversion unit; swine waste meaning lagoon solids and other biomass (NSPS 4J affected, non-emergency) – creating electricity for the grid	CD-1	100 % of the gasification process is filtered prior to the Gen-Set (claiming 100 % beneficial re-use of lagoon solids and other biomass and has zero effluent and zero air emissions from the feedstock conversion to gas); air emissions come from the combustion of the Gen-Set. No flare is present.

in accordance with the completed application 3100173.16A received September 23, 2016 including any plans, specifications, previous applications, and other supporting data, all of which are filed with the Department of Environmental Quality, Division of Air Quality (DAQ) and are incorporated as part of this permit.

This permit is subject to the following specified conditions and limitations including any **TESTING, REPORTING, OR MONITORING REQUIREMENTS:**

A. SPECIFIC CONDITIONS AND LIMITATIONS

1. Any air emission sources or control devices authorized to construct and operate above must be operated and maintained in accordance with the provisions contained herein. The Permittee shall comply with applicable Environmental Management Commission Regulations, including Title 15A North Carolina Administrative Code (NCAC), Subchapter 2D .0202, 2D .0515, 2D .0516, 2D .0521, 2D .0524 (40 CFR 60, Subpart JJJJ), 2D .0535, 2D .0540, 2D .0605, 2D .1806, 2Q .0711, and SB3 State BACT.
2. PERMIT RENEWAL AND EMISSION INVENTORY REQUIREMENT - The Permittee, at least 90 days prior to the expiration date of this permit, shall request permit renewal by letter in accordance with 15A NCAC 2Q .0304(d) and (f). Pursuant to 15A NCAC 2Q .0203(i), no permit application fee is required for renewal of an existing air permit (without a modification request). The renewal request (with AA application form) should be submitted to the Regional Supervisor, DAQ. Also, at least 90 days prior to the expiration date of this permit, the Permittee shall submit the air pollution emission inventory report (with Certification Sheet) in accordance with 15A NCAC 2D .0202, pursuant to N.C. General Statute 143 215.65. The report shall be submitted to the Regional Supervisor, DAQ and shall document air pollutants emitted for the 2023 calendar year.
3. PARTICULATE CONTROL REQUIREMENT - As required by 15A NCAC 2D .0515 "Particulates from Miscellaneous Industrial Processes," particulate matter emissions from the emission sources shall not exceed allowable emission rates. The allowable emission rates are, as defined in 15A NCAC 2D .0515, a function of the process weight rate and shall be determined by the following equation(s), where P is the process throughput rate in tons per hour (tons/hr) and E is the allowable emission rate in pounds per hour (lbs/hr).

$$E = 4.10 * (P)^{0.67} \quad \text{for } P \leq 30 \text{ tons/hr, or}$$

$$E = 55 * (P)^{0.11} - 40 \quad \text{for } P > 30 \text{ tons/hr.}$$
4. SULFUR DIOXIDE CONTROL REQUIREMENT - As required by 15A NCAC 2D .0516 "Sulfur Dioxide Emissions from Combustion Sources," sulfur dioxide emissions from the combustion sources shall not exceed 2.3 pounds per million Btu heat input.
5. VISIBLE EMISSIONS CONTROL REQUIREMENT - As required by 15A NCAC 2D .0521 "Control of Visible Emissions," visible emissions from the emission sources, manufactured after July 1, 1971, shall not be more than 20 percent opacity when averaged over a six-minute period, except that six-minute periods averaging not more than 87 percent opacity may occur not more than once in any hour nor more than four times in any 24-hour period. However, sources which must comply with 15A NCAC 2D .0524 "New Source Performance Standards" or .1110 "National Emission Standards for Hazardous Air Pollutants" must comply with applicable visible emissions requirements contained therein.
6. 15A NCAC 2D .0524 "NEW SOURCE PERFORMANCE STANDARDS" - For the following equipment, the Permittee shall comply with all applicable provisions, including the notification, testing, reporting, recordkeeping, and monitoring requirements contained in Environmental Management Commission Standard 15A NCAC 2D .0524 "New Source Performance Standards" (NSPS) as promulgated in 40 CFR Part 60, Subpart indicated below, and including Subpart A "General Provisions."

Emission Source(s)	Regulation
one (1) Megawatt (MW) Gasification Natural Gas/Syngas Gen-Set turbine generator utilizing a high heat pyrolysis swine waste-to-energy conversion unit; swine waste meaning lagoon solids and other biomass (NSPS 4J affected, <u>Non-Emergency</u>) – creating electricity for the grid (ID No. ES-1)	<u>Subpart JJJJ</u> Standards of Performance for Stationary Spark Ignition Combustion Engines (SI ICE)

a. Fuel Requirements - As required by 15A NCAC 2D .0524, the following fuel requirements shall apply:

- i. Any SI ICE subject to this Subpart that uses gasoline shall use gasoline that has a sulfur content of no more than 30 parts per million, per the requirements of 40 CFR 80.195. [60.4235]
- ii. For the purposes of this Subpart, stationary SI ICE using alcohol-based fuels are considered gasoline engines. [60.4230(d)]

b. Compliance Requirements - As required by 15A NCAC 2D .0524, the following compliance requirements shall apply:

- i. The Permittee shall operate and maintain stationary SI ICE that achieve the emission standards as required in 40 CFR 60.4233 over the entire life of the engine. [60.4234]
- ii. Owners and operators of stationary SI ICE who conduct performance tests shall follow the procedures in 40 CFR 60.4244. [60.4244]
- iii. For SI ICE manufactured after July 1, 2008, that must comply with the emission standards specified in 40 CFR 60.4233(a) through (c), the Permittee shall comply by purchasing an engine certified to the emission standards in 40 CFR 60.4231(a) through (c), as applicable, for the same engine class and maximum engine power. In addition, the Permittee shall meet one of the requirements specified in (A) and (B) of this section. [60.4243(a)]

A. For the certified stationary SI ICE and control device that are operated and maintained according to the manufacturer's emission-related written instructions, the Permittee shall keep records of conducted maintenance to demonstrate compliance, but no performance testing is required. The Permittee shall also meet the requirements as specified in 40 CFR Part 1068, Subparts A through D, as they apply to you. If engine settings are adjusted according to and consistent with the manufacturer's instructions, the stationary SI ICE will not be considered out of compliance [60.4243(a)(1)]; or

B. If the certified stationary SI ICE and control device are not operated and maintained according to the manufacturer's emission-related written instructions, the engine will be considered a non-certified

engine, and the Permittee shall demonstrate compliance according to the following, as appropriate. [60.4243(a)(2)]

- I. For the stationary SI ICE that is less than 100 HP, the Permittee shall keep a maintenance plan and records of conducted maintenance to demonstrate compliance and shall, to the extent practicable, maintain and operate the engine in a manner consistent with good air pollution control practice for minimizing emissions, but no performance testing is required. [60.4243(a)(2)(i)]
 - II. For the stationary SI ICE that is greater than or equal to 100 HP and less than or equal to 500 HP, The Permittee shall keep a maintenance plan and records of conducted maintenance and shall, to the extent practicable, maintain and operate the engine in a manner consistent with good air pollution control practice for minimizing emissions. In addition, the Permittee shall conduct an initial performance test within 1 year of engine startup to demonstrate compliance. [60.4243(a)(2)(ii)]
 - III. For the stationary SI ICE that is greater than 500 HP, the Permittee shall keep a maintenance plan and records of conducted maintenance and shall, to the extent practicable, maintain and operate the engine in a manner consistent with good air pollution control practice for minimizing emissions. In addition, the Permittee shall conduct an initial performance test within 1 year of engine startup and conduct subsequent performance testing every 8,760 hours or 3 years, whichever comes first, thereafter to demonstrate compliance. [60.4243(a)(2)(iii)]
- iv. For the stationary SI ICE that must comply with the emission standards specified in 40 CFR 60.4233(d) or (e), the Permittee shall demonstrate compliance according to one of the methods specified in paragraphs A and B of this section. [60.4243(b)]
- A. Purchasing an engine certified according to procedures specified in this subpart, for the same model year and demonstrating compliance according to one of the methods specified in 40 CFR 60.4243(a) [60.4243(b)(1)]; or
 - B. Purchasing a non-certified engine and demonstrating compliance with the emission standards specified in 40 CFR 60.4233(d) or (e) and according to the requirements specified in 40 CFR 60.4244, as applicable, and according to the following: [60.4243(b)(2)]
 - I. For stationary SI ICE greater than 25 HP and less than or equal to 500 HP, the Permittee shall keep a maintenance plan and records of conducted maintenance and shall, to the extent

practicable, maintain and operate the engine in a manner consistent with good air pollution control practice for minimizing emissions. In addition, the Permittee shall conduct an initial performance test to demonstrate compliance. [60.4243(b)(2)(i)]

- II. For a stationary SI ICE that is greater than 500 HP, the Permittee shall keep a maintenance plan and records of conducted maintenance and shall, to the extent practicable, maintain and operate the engine in a manner consistent with good air pollution control practice for minimizing emissions. In addition, the Permittee shall conduct an initial performance test and conduct subsequent performance testing every 8,760 hours or 3 years, whichever comes first, thereafter to demonstrate compliance. [60.4243(b)(2)(ii)]
- v. For stationary SI ICE that must comply with the emission standards specified in 40 CFR 60.4233(f), the Permittee shall demonstrate compliance according to 40 CFR 60.4243(b)(2)(i) or (ii), except that if the Permittee complies according to 40 CFR 60.4243(b)(2)(i), the Permittee demonstrates that the non-certified engine complies with the emission standards specified in 40 CFR 60.4233(f). [60.4243(c)]
- vi. If the stationary SI ICE is natural gas fired, the Permittee may operate this engine using propane for a maximum of 100 hours per year as an alternative fuel solely during emergency operations, but shall keep records of such use. If propane is used for more than 100 hours per year in an engine that is not certified to the emission standards when using propane, the Permittee is required to conduct a performance test to demonstrate compliance with the emission standards of 40 CFR 60.4233. [60.4243(e)]
- vii. If the stationary SI ICE is less than or equal to 500 HP and the Permittee purchases a non-certified engine or the Permittee does not operate and maintain the certified stationary SI ICE and control device according to the manufacturer's written emission-related instructions, the Permittee is required to perform initial performance testing as indicated in this section, but is not required to conduct subsequent performance testing unless the stationary engine is rebuilt or undergoes major repair or maintenance. A rebuilt stationary SI ICE means an engine that has been rebuilt as that term is defined in 40 CFR 94.11(a). [60.4243(f)]
- viii. It is expected that air-to-fuel ratio (AFR) controllers will be used with the operation of three-way catalysts/non-selective catalytic reduction. The AFR controller shall be maintained and operated appropriately in order to ensure proper operation of the engine and control device to minimize emissions at all times. [60.4243(g)]
- ix. For stationary SI ICE greater than or equal to 500 HP, that are manufactured after July 1, 2007 and before July 1, 2008, and must comply with the

emission standards specified in 40 CFR 60.4233(b) or (c), the Permittee shall comply by one of the methods specified in paragraphs A through D of this section. [60.4243(h)]

- A. Purchasing an engine certified according to 40 CFR Part 1048. The engine shall be installed and configured according to the manufacturer's specifications; [60.4243(h)(1)]
 - B. Keeping records of performance test results for each pollutant for a test conducted on a similar engine. The test shall have been conducted using the same methods specified in this subpart and these methods shall have been followed correctly; [60.4243(h)(2)]
 - C. Keeping records of engine manufacturer data indicating compliance with the standards [60.4243(h)(3)]; or
 - D. Keeping records of control device vendor data indicating compliance with the standards. [60.4243(h)(4)]
- x. For a modified or reconstructed stationary SI internal combustion engine that must comply with the emission standards specified in 40 CFR 60.4233(f), the Permittee shall demonstrate compliance according to one of the methods specified in paragraphs A or B of this section. [60.4243(i)]
- A. Purchasing, or otherwise owning or operating, an engine certified to the emission standards in 40 CFR 60.4233(f), as applicable; or
 - B. Conducting a performance test to demonstrate initial compliance with the emission standards according to the requirements specified in 40 CFR 60.4244. The test shall be conducted within 60 days after the engine commences operation after the modification or reconstruction.
- c. Recordkeeping Requirements - As required by 15A NCAC 2D .0524, the following recordkeeping requirements shall apply:
- i. The Permittee shall keep records as follows: [60.4245]
 - A. All notifications submitted to comply with this subpart and all documentation supporting any notification; [60.4245(a)(1)]
 - B. Maintenance conducted on the engine; [60.4245(a)(2)]
 - C. If the stationary SI ICE is a certified engine, documentation from the manufacturer that the engine is certified to meet the emission standards and information as required in 40 CFR parts 90, 1048, 1054, and 1060, as applicable [60.4245(a)(3)]; and
 - D. If the stationary SI ICE is not a certified engine or is a certified engine operating in a non-certified manner and subject to 40 CFR

60.4243(a)(2), documentation that the engine meets the emission standards. [60.4245(a)(4)]

- ii. A copy of the maintenance plan, if required, and records of conducted maintenance. [60.4243(a)(1)]
- iii. Copies of any performance testing required under this Subpart. [60.4245(d)]
- iv. All records required under this section shall be maintained for a period of two years following the date of such record. All records shall be kept on-site and made available to DAQ personnel upon request. The Permittee shall be deemed in noncompliance with 15A NCAC 2D .0524 if recordkeeping requirements are not maintained. [40 CFR 60.7(f)]

d. Reporting Requirements - As required by 15A NCAC 2D .0524, the following reporting requirements shall apply:

- i. For SI ICE subject to performance testing as required, and conducted according to the requirements of 40 CFR 60.4244, the Permittee shall submit a copy of each performance test within 60 days after the test has been completed. [60.4243(a)(2), (b)(2), (e), and (f)]
- ii. For stationary SI ICE greater than or equal to 500 HP that have not been certified by an engine manufacturer to meet the emission standards in 40 CFR 60.4231, the Permittee shall submit an initial notification as required in 40 CFR 60.7(a)(1). The notification shall include the information in paragraphs (A) through (E) of this section. [60.4245(c)]

A. Name and address of the owner or operator; [60.4245(c)(1)]

B. The address of the affected source; [60.4245(c)(2)]

C. Engine information including make, model, engine family, serial number, model year, maximum engine power, and engine displacement; [60.4245(c)(3)]

D. Emission control equipment; [60.4245(c)(4)] and

E. Fuel used. [60.4245(c)(5)]

7. NOTIFICATION REQUIREMENT - As required by 15A NCAC 2D .0535, the Permittee of a source of excess emissions that last for more than four hours and that results from a malfunction, a breakdown of process or control equipment or any other abnormal conditions, shall:

- a. Notify the Director or his designee of any such occurrence by 9:00 a.m. Eastern time of the Division's next business day of becoming aware of the occurrence and describe:

- i. the name and location of the facility,
- ii. the nature and cause of the malfunction or breakdown,

- iii. the time when the malfunction or breakdown is first observed,
- iv. the expected duration, and
- v. an estimated rate of emissions.

- b. Notify the Director or his designee immediately when the corrective measures have been accomplished.

This reporting requirement does not allow the operation of the facility in excess of Environmental Management Commission Regulations.

8. **FUGITIVE DUST CONTROL REQUIREMENT** - As required by 15A NCAC 2D .0540 "Particulates from Fugitive Dust Emission Sources," the Permittee shall not cause or allow fugitive dust emissions to cause or contribute to substantive complaints or excess visible emissions beyond the property boundary. If substantive complaints are received or excessive fugitive dust emissions from the facility are observed beyond the property boundaries for six minutes in any one hour (using Reference Method 22 in 40 CFR, Appendix A), the owner or operator may be required to submit a fugitive dust plan as described in 2D .0540(f).

"Fugitive dust emissions" means particulate matter that does not pass through a process stack or vent and that is generated within plant property boundaries from activities such as: unloading and loading areas, process areas stockpiles, stock pile working, plant parking lots, and plant roads (including access roads and haul roads).

9. **TESTING REQUIREMENT** - Under the provisions of North Carolina General Statute 143-215.108 and in accordance with 15A NCAC 2D .0605, the Permittee shall demonstrate compliance with the emission limit(s) by testing the emission source(s) for the specified pollutant(s) as follows:

Affected Source(s)	Pollutant	Target Parameter	Test Method
one (1) Megawatt (MW) Gasification Natural Gas/Syngas Gen-Set turbine generator utilizing a high heat pyrolysis swine waste-to-energy conversion unit; swine waste meaning lagoon solids (NSPS 4J affected) - creating electricity for the grid (ES-1)	NOx	2.0 g/hp-hr OR 150 ppm @ 15% O2	Method 7E
one (1) Megawatt (MW) Gasification Natural Gas/Syngas Gen-Set turbine generator (ES-1)	CO	5.0 g/hp-hr OR 610 ppm @ 15% O2	Method 10
one (1) Megawatt (MW) Gasification Natural Gas/Syngas Gen-Set turbine generator (ES-1)	VOC, total less methane (NMOC)	1.0 g/hp-hr OR 80 ppm @ 15% O2	Method 25A/18 (or approved equivalent)
one (1) Megawatt (MW) Gasification Natural Gas/Syngas Gen-Set turbine generator (ES-1)	Formaldehyde	10 tpy (2.28 lb/hr X 8,760 hr/yr)	EPA Method (323 / 320)

- a. The Permittee shall arrange for air emission testing protocols to be provided to the DAQ prior to testing. Testing protocols are not required to be pre-approved by the DAQ prior to testing. The DAQ shall review testing protocols for pre-approval prior to testing if requested by the Permittee at least 45 days before conducting the test.
- b. To afford the Regional Supervisor, DAQ, the opportunity to have an observer present, the Permittee shall PROVIDE the Regional Office, in WRITING, at least 15 days notice of any required performance test(s).
- c. Two copies of the test results must be submitted to the Regional Supervisor, DAQ, in accordance with the approved procedures of the Environmental Management Commission within 90 days of the initial operation date.
- d. This permit may be revoked, with proper notice to the Permittee, or enforcement procedures initiated, if the results of the test(s) indicate that the facility does not meet applicable limitations.
- e. The source shall be responsible for ensuring, within the limits of practicality, that the equipment or process being tested is operated at or near its maximum normal production rate, or at a lesser rate if specified by the Director or his delegate.

f. All associated testing costs are the responsibility of the Permittee.

10. CONTROL AND PROHIBITION OF ODOROUS EMISSIONS - As required by 15A NCAC 2D .1806 "Control and Prohibition of Odorous Emissions" the Permittee shall not operate the facility without implementing management practices or installing and operating odor control equipment sufficient to prevent odorous emissions from the facility from causing or contributing to objectionable odors beyond the facility's boundary.

11. TOXIC AIR POLLUTANT EMISSIONS LIMITATION REQUIREMENT - Pursuant to 15A NCAC 2Q .0711 "Emission Rates Requiring a Permit," for each of the below listed toxic air pollutants (TAPs), the Permittee has made a demonstration that facility-wide actual emissions, where all emission release points are unobstructed and vertically oriented, do not exceed the Toxic Permit Emission Rates (TPERs) listed in 15A NCAC 2Q .0711(b). The facility shall be operated and maintained in such a manner that emissions of any listed TAPs from the facility, including fugitive emissions, will not exceed TPERs listed in 15A NCAC 2Q .0711(b).

- a. A permit to emit any of the below listed TAPs shall be required for this facility if actual emissions from all sources will become greater than the corresponding TPERs.
- b. PRIOR to exceeding any of these listed TPERs, the Permittee shall be responsible for obtaining a permit to emit TAPs and for demonstrating compliance with the requirements of 15A NCAC 2D .1100 "Control of Toxic Air Pollutants".
- c. In accordance with the approved application, the Permittee shall maintain records of operational information demonstrating that the TAP emissions do not exceed the TPERs as listed below:

Pollutant	Carcinogens (lb/yr)	Chronic Toxicants (lb/day)	Acute Systemic Toxicants (lb/hr)	Acute Irritants (lb/hr)
Hydrogen sulfide (7783-06-4)		5.1		

If any pre-treatment is required to reduce hydrogen sulfide (H₂S) emissions (i.e., a scrubber), the applicant shall submit a complete permit application prior to the construction and operation of such scrubber. The same shall be the case for a flare.

12. General Assembly of North Carolina, Session Law 2007-397, Senate Bill 3 (SB3) – Under the provisions of a Renewable Energy and Energy Efficiency Portfolio Standard (REPS), the Permittee will be categorized as a new renewable energy facility that delivers electric power to an electric power supplier. SB3, 62-133.8(g) requires biomass combustion processes at a new renewable energy facility to meet Best Available Control Technology (BACT).

- A. In order to comply with the BACT determination pursuant to GS 62.133.8(g) for each pollutant, the following shall apply:
 - 1. CO emissions shall not exceed the New Source Performance limits per Subpart JJJ (610 ppmvd at 15% O₂ or 5.0 g/hp-hr); default to the current 4J limit in the rule.
 - 2. NO_x emissions shall not exceed the New Source Performance limits per Subpart JJJ (150 ppmvd at 15% O₂ or 2.0 g/hp-hr); default to the current 4J limit in the rule.
 - 3. PM₁₀/PM_{2.5}, SO₂, VOCs and Hg shall be controlled from each engine using good combustion practices and the burning of the gas in the engine.
- B. Testing shall be performed according to the requirements of 40 CFR 60.4244 (NSPS Subpart JJJ) and shall be used to demonstrate compliance with the State BACT limits (NSPS Subpart JJJ limits, see condition A.6. above).
- C. The Permittee shall perform inspections and maintenance as recommended by the manufacturer. In addition to the manufacturer's inspection and maintenance recommendations, or if there are no manufacturer's inspection and maintenance recommendations, as a minimum, the inspection and maintenance requirement shall include the following:
 - 1. The Permittee shall perform an annual inspection (for each 12-month period following the initial inspection) to ensure the engine is operating properly.
 - 2. The results of the inspection and maintenance shall be maintained in a logbook (written or electronic format) on-site and made available to an authorized representative upon request. The logbook shall record the following:
 - a. The date and time of each recorded action;
 - b. The results of each inspection;
 - c. The results of any maintenance performed on the engine; and
 - d. Any variance from manufacturer's recommendations, if any, and the corrections made.
 - e. The Permittee shall maintain a summary report, acceptable to the Regional Air Quality Supervisor, of monitoring and recordkeeping listed above and shall submit the results within 30 days of a written request by the DAQ.

B. GENERAL CONDITIONS AND LIMITATIONS

1. In accordance with G.S. 143-215.108(c)(1), TWO COPIES OF ALL DOCUMENTS, REPORTS, TEST DATA, MONITORING DATA, NOTIFICATIONS, REQUESTS FOR RENEWAL, AND ANY OTHER INFORMATION REQUIRED BY THIS PERMIT shall be submitted to the:

Regional Supervisor
North Carolina Division of Air Quality
Wilmington Regional Office
127 Cardinal Drive Extension
Wilmington, NC 28405
910-796-7215

For identification purposes, each submittal should include the facility name as listed on the permit, the facility identification number, and the permit number.

2. RECORDS RETENTION REQUIREMENT - In accordance with 15A NCAC 2D .0605, any records required by the conditions of this permit shall be kept on site and made available to DAQ personnel for inspection upon request. These records shall be maintained in a form suitable and readily available for expeditious inspection and review. These records must be kept on site for a minimum of 2 years, unless another time period is otherwise specified.
3. ANNUAL FEE PAYMENT - Pursuant to 15A NCAC 2Q .0203(a), the Permittee shall pay the annual permit fee within 30 days of being billed by the DAQ. Failure to pay the fee in a timely manner will cause the DAQ to initiate action to revoke the permit.
4. EQUIPMENT RELOCATION - In accordance with 15A NCAC 2Q .0301, a new air permit shall be obtained by the Permittee prior to establishing, building, erecting, using, or operating the emission sources or air cleaning equipment at a site or location not specified in this permit.
5. REPORTING REQUIREMENT - In accordance with 15A NCAC 2Q .0309, any of the following that would result in previously unpermitted, new, or increased emissions must be reported to the Regional Supervisor, DAQ:
 - a. changes in the information submitted in the application regarding facility emissions;
 - b. changes that modify equipment or processes of existing permitted facilities; or
 - c. changes in the quantity or quality of materials processed.

If appropriate, modifications to the permit may then be made by the DAQ to reflect any necessary changes in the permit conditions. In no case are any new or increased emissions allowed that will cause a violation of the emission limitations specified herein.

6. In accordance with 15A NCAC 2Q .0309, this permit is subject to revocation or modification by the DAQ upon a determination that information contained in the application or presented in the support thereof is incorrect, conditions under which this permit was

granted have changed, or violations of conditions contained in this permit have occurred. In accordance with G.S. 143-215.108(c)(1), the facility shall be properly operated and maintained at all times in a manner that will effect an overall reduction in air pollution. Unless otherwise specified by this permit, no emission source may be operated without the concurrent operation of its associated air cleaning device(s) and appurtenances.

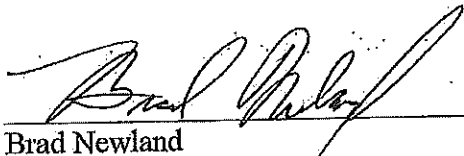
7. In accordance with G.S. 143-215.108(c)(1), this permit is nontransferable by the Permittee. Future owners and operators must obtain a new air permit from the DAQ.
8. In accordance with G.S. 143-215.108(c)(1), this issuance of this permit in no way absolves the Permittee of liability for any potential civil penalties which may be assessed for violations of State law which have occurred prior to the effective date of this permit.
9. In accordance with G.S. 143-215.108(c)(1), this permit does not relieve the Permittee of the responsibility of complying with all applicable requirements of any Federal, State, or Local water quality or land quality control authority.
10. In accordance with 15A NCAC 2D .0605, reports on the operation and maintenance of the facility shall be submitted by the Permittee to the Regional Supervisor, DAQ at such intervals and in such form and detail as may be required by the DAQ. Information required in such reports may include, but is not limited to, process weight rates, firing rates, hours of operation, and preventive maintenance schedules.
11. A violation of any term or condition of this permit shall subject the Permittee to enforcement pursuant to G.S. 143-215.114A, 143-215.114B, and 143-215.114C, including assessment of civil and/or criminal penalties.
12. Pursuant to North Carolina General Statute 143-215.3(a)(2), no person shall refuse entry or access to any authorized representative of the DAQ who requests entry or access for purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper, or interfere with any such representative while in the process of carrying out his official duties. Refusal of entry or access may constitute grounds for permit revocation and assessment of civil penalties.
13. In accordance with G.S. 143-215.108(c)(1), this permit does not relieve the Permittee of the responsibility of complying with any applicable Federal, State, or Local requirements governing the handling, disposal, or incineration of hazardous, solid, or medical wastes, including the Resource Conservation and Recovery Act (RCRA) administered by the Division of Waste Management.
14. PERMIT RETENTION REQUIREMENT - In accordance with 15A NCAC 2Q .0110, the Permittee shall retain a current copy of the air permit at the site. The Permittee must make available to personnel of the DAQ, upon request, the current copy of the air permit for the site.
15. CLEAN AIR ACT SECTION 112(r) REQUIREMENTS - Pursuant to 15A NCAC 2D .2100 "Risk Management Program," if the Permittee is required to develop and register a risk management plan pursuant to Section 112(r) of the Federal Clean Air Act, then the

Permittee is required to register this plan with the USEPA in accordance with 40 CFR Part 68.

16. PREVENTION OF ACCIDENTAL RELEASES - GENERAL DUTY - Pursuant to Title I Part A Section 112(x)(1) of the Clean Air Act "Hazardous Air Pollutants - Prevention of Accidental Releases - Purpose and General Duty," although a risk management plan may not be required, if the Permittee produces, processes, handles, or stores any amount of a listed hazardous substance, the Permittee has a general duty to take such steps as are necessary to prevent the accidental release of such substance and to minimize the consequences of any release. **This condition is federally-enforceable only.**
17. GENERAL EMISSIONS TESTING AND REPORTING REQUIREMENTS - If emissions testing is required by this permit, or the DAQ, or if the Permittee submits emissions testing to the DAQ in support of a permit application or to demonstrate compliance, the Permittee shall perform such testing in accordance with 15A NCAC 2D .2600 and follow all DAQ procedures including protocol approval, regional notification, report submittal, and test results approval.

Permit issued this the 21st day of February, 2017.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



Brad Newland

Wilmington Regional Supervisor

By Authority of the Environmental Management Commission

Air Permit No. 10519R00

**GREENSVILLE COUNTY
PLANNING COMMISSION**

ANNUAL REPORT

2020

**GREENSVILLE COUNTY
BOARD OF SUPERVISORS**

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James R. Brown, Vice-Chairman
William B Cain
Tony M. Conwell

Brenda N. Parson, County Administrator
Natalie B. Slate, Deputy County Administrator/Dir of Economic Dev
Gary L. Cifers, Deputy County Administrator

**GREENSVILLE COUNTY
PLANNING COMMISSION**

Walter W. Robinson, Jr, Chairman
Jeff Robinson, Vice-Chairman
Lofton Allen
H. Stephen Allen
Joe C. Antorn, Jr.
Dianne Barnes-Rhoades
William B. Cain
Annie Odom
Kim Wiley

Linwood E. Pope, Jr., Planning Director
Treva C. Pernell, Plan & Bldg Admin Sup Asst II

INTRODUCTION

As required by Section 15.2-222.1:5 *Code of Virginia*, 1950 as amended, the Greenville County Planning Commission presents to the Greenville County Board of Supervisors the following Annual Report for the year 2018.

ORGANIZATION AND MEMBERSHIP

Those serving on the Greenville County Planning Commission are Walter W. Robinson, Jr., Chairman, Jeff Robinson, Vice-Chairman, H. Stephen Allen, Lofton Allen, Joe C. Antorn, Jr., Dianne Barnes-Rhoades, William B. Cain, Annie Odom, and Kim Wiley. County Planning Director Linwood E. Pope, Jr. served as Secretary with no voting authority.

REQUESTS

ZONING MAP AMENDMENTS

In 2020, there were three (3) Zoning Map Amendment cases:

ZMA-1-20 The applicant, Michael Lee Grizzard, requested that the Zoning Ordinance be amended to change Tax Map Parcel 12-A-1-2-17 from B-2, General Commercial to R1-B, Residential so that he could build a single family dwelling. This property is located on Wyatt's Mill Road between Allen Road and Sykes Lane.

ZMA-2-20 The applicant, Jerry Powell, requested that the Zoning Ordinance be amended to change Tax Map Parcel 27-164, located on Skippers Road adjacent to the Brookridge Apartment Complex zoned M-1, Industrial, to R2-B, Residential so that he can utilize the vacant industrial building and establish an adult outreach center whose purpose is to temporarily house individuals who have just been released from incarceration and will provide them with re-entry programs.

ZMA-3-20 The applicant, Stripped Bass Solar, requested that the Zoning Ordinance be amended to change Tax Map Parcels 17-13 and 16-43, located north of the Emporia Country Club on Country Club Road and borders Interstate 95, from R1-B, residential to A-1, Agricultural so as to request a Special Use Permit to construct a solar utility project. The Planning Commission deferred this request 60 days for further investigation.

The following table indicates rezoning activity since 2010:

YEAR	NUMBER OF CASES	FAVORABLE RECOMMENDATION	FAVORABLE ACTION
2020	3	2	2
2019	0	0	0
2018	0	0	0
2017	0	0	0
2016	1	0	0
2015	1	1	1
2014	0	0	0

2013	0	0	0
2012	1	1	1
2011	1	1	1
2010	5	4	4

ZONING TEXT AMENDMENTS

In 2020, there were two (2) Zoning Text Amendment cases:

ZTA-1-20 The applicant, Jerry Powell, requested to amend **Article 4: PERMITTED USES IN PRIMARY ZONING DISTRICTS, Table 4.1 Permitted Use Table** to include the following use:

Adult Outreach Center

The purpose of this Article is to establish permitted uses in primary zoning districts. To accomplish this purpose, Table 4.1 Permitted Use Table is hereby created as part of this Article, and likewise as part of the Zoning Ordinance of Greenville County. The "Permitted Use Table" establishes the uses of land, buildings, or structures that are permitted in Greenville County under this Ordinance, and stipulates the zoning district, or districts, in which each use is permitted.

ADD: INSTITUTIONAL AND COMMUNITY SERVICES

R2-B Multi-Family Residential

U (Special Use Permit)

The proposed addition to the Permitted Use Table (Table 4.1) will allow the establishment of an Adult Outreach Center only with the issuance of a Special Use Permit approved by the Board of Supervisors in an R2-B Multi-Family Residential District. **THIS WAS APPROVED AT THE SEPTEMBER 9, 2020 MEETING.**

ZTA-2-20 The applicant, NR-3, LLC, requested to amend **Article 4: PERMITTED USES IN PRIMARY ZONING DISTRICTS, Table 4.1 Permitted Use Table** to include the following use:

Natural Resource Recovery, Refining, and Recycling Facility Within an Enclosed Building

The purpose of this Article 4 is to establish permitted uses in primary zoning districts. To accomplish this purpose, Table 4.1 Permitted Use Table was created as part of this Article 4, and likewise as part of the Zoning Ordinance of Greenville County. The "Permitted Use Table" establishes the uses of land, buildings, or structures that are permitted in Greenville County under this Ordinance, and stipulates the zoning district, or districts, in which each use is permitted.

ADD TO USE TABLE 4.1: NATURAL RESOURCE RECOVERY, REFINING and RECYCLING FACILITY WITHIN AN ENCLOSED BUILDING

A1-Agricultural

U (Special Use Permit)

The proposed addition to the Permitted Use Table (Table 4.1-Industrial Section) will allow the establishment of a Natural Resource Recovery, Refining, and Recycling Facility within an

enclosed building only with the issuance of a Special Use Permit approved by the Board of Supervisors in an A-1 Agricultural District. **THIS ITEM WAS TABLED UNTIL THE NEXT MEETING DUE TO NOT ALL ADJACENT PROPERTY OWNERS WERE NOTIFIED.**

Code of Virginia § 15.2-2232 REVIEW

The Commission considered one (1) 2232 Review requests during the 2020 year:

2232-1-20 Fountain Creek Solar Project requested a review of their request to establish a 80 megawatt (MW) solar energy facility in an A-1 Zoning District. On March 10, 2020, **THIS 2232 REVIEW WAS APPROVED.**

YEAR	NUMBER OF CASES	APPROVED
2020	1	1
2019	5	3

SPECIAL USE PERMITS

The Commission considered eight (8) Special Use Permits during the 2020 year:

- **SP-1-20 Jarratt Energy Facility** submitted a Special Use Permit (SUP) application requesting to construct a 49 megawatt photovoltaic solar facility in an A-1 Zoning District. **THIS SUP REQUEST WAS APPROVED.**
- **SP-2-20 Candace and Edward Pitts** requested to establish of a bed and breakfast facility with full dining service on property identified as Parcel 45A on Greensville County Tax Map 55. **THIS SUP REQUEST WAS APPROVED.**
- **SP-3-20 Brunswick Road Solar Project** requested to construct a proposed 150-megawatt photovoltaic solar energy facility to be located on Tax Map Parcel Numbers 19-4-A, 19-4-B, 19-1-C, 19-32E, 19-31, 26-1 and 19-35. in an A-1 Zoning District. **THIS SUP REQUEST WAS RESCINDED BY THE APPLICANT BEFORE THE July 14, 2020 meeting.**
- **SP-4-20 Summer Dickens** requested a Special Use Permit to establish a Family Day Home for more than five (5) children located on Tax Map Parcel 54-41A at 1625 Spring Church Road, Skippers, VA 23879. **THIS SUP REQUEST WAS RESCINDED BY THE APPLICANT DUE TO COVID-19.**
- **SP-5-20 Fountain Creek Solar Project** requested a Special Use Permit to establish an 80 megawatt photovoltaic solar energy facility to be located on Tax Map Parcel Numbers 41-16, 41-17, 42-48, 42-49, 42-50, 42-53, 42-3-A, 42-54. The site of the proposed facility is located on the south side of Brink Road with the western boundary along Fish Road

and southern boundary along Fountain Creek Road southwest of the city of Emporia, VA. **THIS SUP REQUEST WAS APPROVED.**

- **SP-6-20 Anita Wong** The applicant requested approval to place a temporary manufactured home upon their family's property to provide assistance to the applicant's son given the nature of his medical conditions. **THIS SUP REQUEST WAS APPROVED.**
- **SP-7-20 Crystal Lucy** The applicant requested to operate a home business and construct a hair salon upon property that the family owns which is identified as County Tax Map 27-1-5 and 27-1-4. **THIS SUP REQUEST WAS APPROVED.**
- **SP-8-20 American Legion Post #151** The applicant requested a special use permit to establish a clubhouse. The proposed new constructed building would be located on Tax Map Parcel #35-6-1A and #35-6-1B on Liberty Road (State Hwy. 657), Emporia, VA 23847. **THIS SUP REQUEST WAS RESCINDED BY THE APPLICANT.**
- **SP-9-20 NR-3, LLC** The applicant has applied for a special use permit to construct a Natural Resource Recovery, Refining, and Recycling Facility (Bio methane production) within an enclosed building on Tax Map Parcels 55-49 and 55-16-2 thru 55-16-17. **THIS SUP REQUEST WILL BE HEARD AT THE JANUARY 12, 2021 MEETING.**

Below is a review of the Special Use Permit activity since 2010:

YEAR	NUMBER OF CASES	APPROVED
2020	9	5
2019	4	3
2018	9	9
2017	5	1
2016	3	3
2015	7	7
2014	5	4
2013	5	5
2012	4	4
2011	5	5
2010	2	2

VARIANCES

Pursuant to Code Section 15:2-2310, the Zoning Administrator is providing to the Commission copies of variance requests. The Planning Commission has not made recommendations on any of these requests, which is optional under state law, nor has the Commission considered any of the issues surrounding any of the requests. As it has in the past, the Commission will receive a copy of the Board of Zoning Appeals Annual Report and the Commission will provide a copy of this report to that Board.

SUBDIVISION REVIEW

This year Staff reviewed no preliminary subdivision plans.

COMPREHENSIVE PLAN

In the Code of Virginia, §15.2-2230, the Comprehensive Plan is to be reviewed at least once every five years. The 2013-2018 Comprehensive Plan was reviewed and approved by the Planning Commission at their July 30, 2013 meeting. The Board of Supervisors adopted the 2013-2018 Comprehensive Plan at their meeting on August 5, 2013.

In 2017, the following revision to the 2013-2018 Comprehensive Plan was submitted and approved by the Planning Commission and Board of Supervisors:

- Planning Issues and Strategies: Local Production of Renewable Energy

ADOPTION

The Planning Commission formally adopted this document as the 2019 Annual Report on February 11, 2020.

Respectfully submitted,

Greensville County Planning Commission